# Little Garth Barn, Gamblesby, Penrith, CA10 1HY

Guide Price **£375,000**

PFK

# Little Garth Barn

## The Property:

Occupying the former farm byres and lovingly maintained by the same owners since their conversion in 1992, this delightful single storey residence offers deceptively spacious accommodation, thoughtfully designed to create a comfortable and welcoming home. Retaining subtle reminders of its agricultural origins, whilst embracing modern family living, the property enjoys well proportioned rooms, attractive gardens and a peaceful setting within a desirable rural village community.

An entrance porch, complete with a useful cloaks area, provides a warm welcome before leading into the main hallway. From here, the accommodation unfolds naturally, with the dining kitchen forming the heart of the home. Well equipped with a comprehensive range of fitted units and complementary work surfaces, the kitchen incorporates integrated appliances including an oven, grill and hob, together with space for an undercounter fridge and dishwasher. At the opposite end of the room, there is ample space for family dining and entertaining, with twin front facing windows allowing natural light to flood the space, while patio doors open directly onto the garden, seamlessly connecting the indoors with the surrounding outdoor space.

# Little Garth Barn

## The Property continued...

The living room can be accessed from both the kitchen and the inner hallway, creating an easy flow throughout the home. A particularly inviting room, it is full of character with its semi-vaulted ceiling, exposed beams and impressive stone chimney breast, providing a striking focal point. An open fireplace sits within the chimney, while a contemporary electric fire, available by separate negotiation, is currently in place.

Positioned off the main hallway, the utility room offers further fitted units, a sink and space for both a washing machine and fridge freezer, together with access to an additional reception room. Formerly the garage, this versatile space now serves as a dining room and additional sitting area but would equally lend itself for use as a home office, hobby room, studio or playroom. An external door provides independent access, while the boiler is also housed within this room.

An inner hallway leads to the bedroom accommodation, where all three bedrooms enjoy views across the garden. The principal bedroom is particularly generous in size and benefits from fitted wardrobes together with its own ensuite shower room. Two further well proportioned bedrooms are served by the family shower room, fitted with a contemporary three piece suite comprising a walk-in shower, WC and wash hand basin. A spacious linen cupboard within the hallway provides excellent additional storage.

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## continued....

Stepping outside, the gardens continue to enhance the property's appeal. Extending from the front to the rear, they have been thoughtfully established over many years and now provide an attractive combination of lawned areas, patios and well stocked flower beds, complemented by mature shrubs, hedging and trees to create colour, privacy and interest throughout the seasons.

Ample offroad parking caters comfortably for a number of vehicles, while a substantial timber garage provides excellent workshop space or additional storage, making it ideal for those with hobbies or requiring practical outdoor workspace.

Combining the character of its former agricultural heritage with the practicality of spacious single storey living, this is a home that has been lovingly cared for and thoughtfully adapted over the years. Offering generous accommodation, established gardens and a welcoming village setting, it is perfectly placed for those seeking a peaceful lifestyle within a friendly rural community.

# Little Garth Barn

## Location & Directions:

Gamblesby is a delightful rural community nestling below the Pennine range. It merits the designation of a conservation area and still retains original stocks on the Green in the centre of the village. It is just over a mile from the A686 at Melmerby with Penrith and Alston approximately ten miles equidistant. For those wishing to commute the M6 and main line railway station are easily accessible at Penrith. The Lake District National Park is also within easy reach, and, of course, the Pennine Range of Outstanding Natural Beauty.

**Directions**
The property can be located by using What3Words - ///skies.hurtles.afraid or via the Post Code CA10 1HY. A For Sale board has also been erected for identifying purposes.

- **Charming single storey barn conversion**
- **3 bedrooms, 2 bathrooms & 2 reception rooms**
- **Detached & within delightful gardens**
- **Desirable village location**
- **Tenure: Freehold**
- **Council Tax: Band D**
- **EPC rating E**

## ACCOMMODATION

**Entrance Porch**
6' 8" x 8' 2" (2.04m x 2.49m)

**Hallway**

**Dining Kitchen**
23' 2" x 9' 5" (7.07m x 2.86m)

**Living Room**
15' 5" x 13' 11" (4.71m x 4.25m)

**Utility**
5' 6" x 9' 8" (1.67m x 2.94m)

**Reception/Hobby Room**
15' 5" x 9' 3" (4.69m x 2.81m)

**Family Bathroom**

**Bedroom 1**
14' 8" x 9' 4" (4.48m x 2.84m)

**Ensuite**

**Bedroom 2**
11' 9" x 10' 4" (3.58m x 3.14m)

**Bedroom 3**
7' 11" x 10' 3" (2.41m x 3.12m)

EXTERNALLY

**Garden**

**Off street**

3 Parking Spaces

Enhanced with AI by STREET.CO.UK

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**Approximate total area**(1)

1266 ft²

117.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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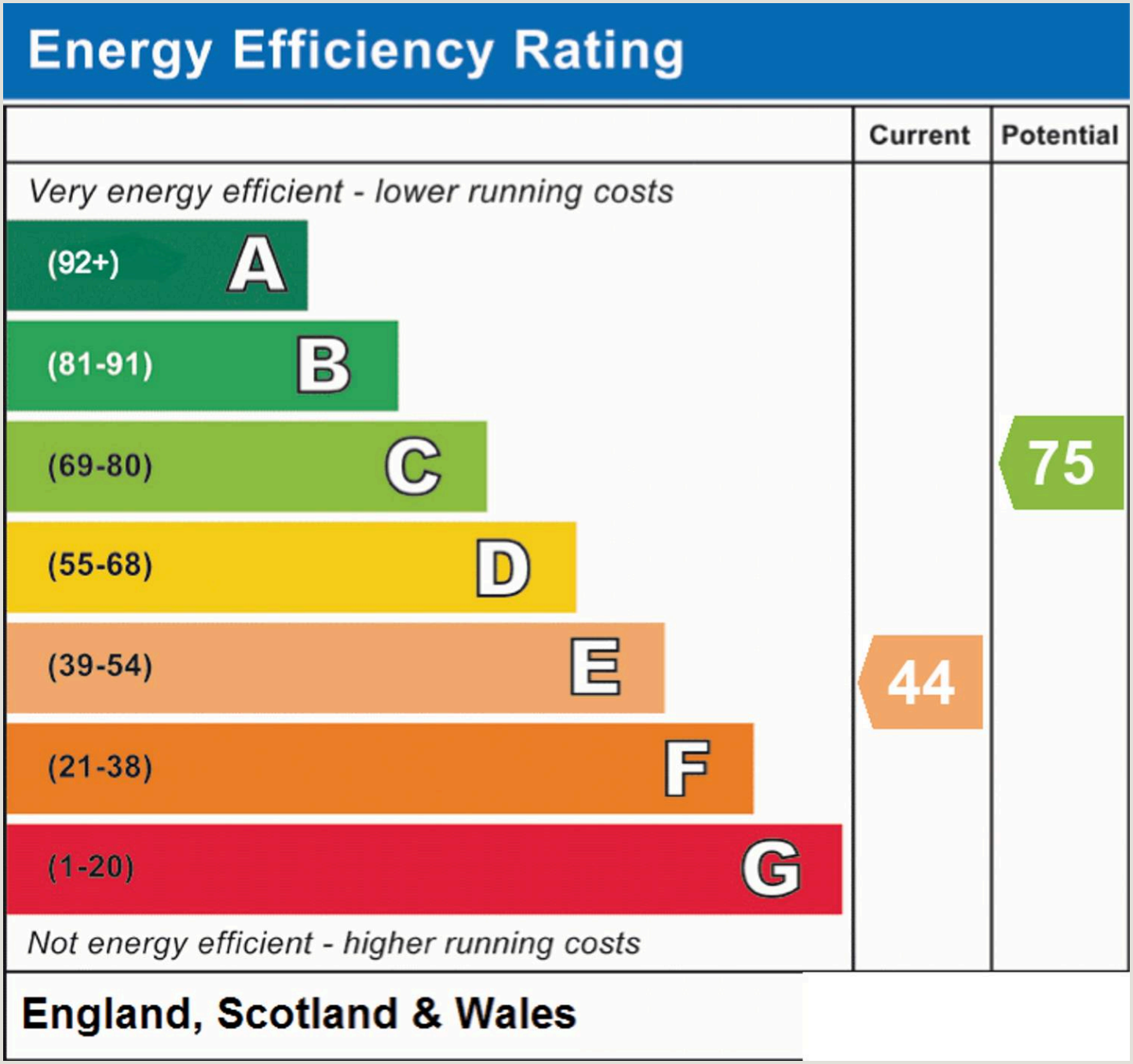
## ADDITIONAL INFORMATION

**Services**
Mains electricity, water and drainage. Oil-fired central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Referral Fee Disclosure**
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



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