



| Milburn | Penrith | CA10 1TW

£449,950



DAVID BRITTON
ESTATES

Key features

- Imposing detached house
- Barn
- Manicured gardens
- Four bedrooms
- three reception rooms
- Three bathrooms
- Pretty Village location at foot of the Pennines
- 2569 sq feet

Stunning four bedrooomed detached house and barn in the beautiful Village of Milburn in the Northern Pennine Area of Outstanding Natural Beauty.

Nestled in the scenic embrace of the Northern Pennines Area of Outstanding Natural Beauty, this handsome detached property sits at the foot of the Pennines, offering an idyllic village setting with postcard-worthy views and a potential backed barn to boot!

The main residence, spanning 2,569 square feet, presents a meticulously crafted interior that blends traditional charm with contemporary comfort. A welcoming entrance hallway with wooden floors leads to a light-filled living room featuring a real fire and double-aspect vistas, capturing the essence of rural living. A snug with a wood-burning stove provides a cozy retreat, while the adjoining dining room offers ample space for family gatherings. The generously appointed kitchen features a substantial stove, a slate-tiled floor, and doors that open to the rear garden, ensuring easy indoor-outdoor living. Upstairs, the accommodation continues with four generously sized bedrooms, including a principal bedroom with an ensuite for added privacy and convenience. The luxurious family bathroom boasts a roll-top bath and a walk-in shower, completing the thoughtful design of this home.

Outside, the standout feature is the incredible barn, divided into three versatile sections. A vast high-ceilinged area with a vehicle entrance door and mezzanine storage presents potential for workshop or storage use. The central section is ideal for a workshop or general store, while the third section houses a biomass boiler (generates RHI income of £2147.40 per annum for next three and a half years at time of writing.), is plumbed for white goods, and includes a WC and shower, enhancing the property's functionality and efficiency. The property sits within manicured gardens to the front and ample parking to the rear for several vehicles. A hot tub overlooks spectacular open views, offering a private retreat after a day's adventures.

The village provides convenience with a primary school and benefits from a superb location equidistant between Penrith and Appleby, making it perfect for those seeking rural charm with accessibility.



Services

Mains water, mains drainage, mains electric, Biomass pellet Boiler (Generates RHI income of £2147.40 per annum for next three and a half years at time of writing)
NB there is public footpath access over rear garden (seldom used)

EPC & COUNCIL TAX

EPC - E
Council Tax - D



Floor plans



Total area: approx. 238.7 sq. metres (2569.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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