



School Bank | Askham | Penrith | CA10 2PF

Price Guide £750,000



david britton
ESTATES



Key Features

- Stunning elevated position overlooking the village green in Askham, Lake District National Park
- Three-bedroom detached house with attached one-bedroom annexe — potential to convert to a four-bedroom detached
- Generous south-facing garden in excess of 150 feet with summer house, patio, extensive lawns, established flora and fauna, vegetable plot, and fruit garden
- Welcoming entrance hall with large larder and rear access to the garden
- Well-appointed kitchen diner with windows overlooking the village green, utility area, and period sandstone feature fireplace
- Cosy sitting room with windows to front and rear bringing in plenty of natural light
- Three large double bedrooms, all with views over the village green
- Family bathroom off the landing
- Independent one-bedroom annexe with kitchen, sitting room, substantial arched window overlooking the green, and a characterful bedroom with exposed beams and freestanding bath
- Askham village amenities on the doorstep — popular Askham Hall restaurant, two village pubs, and a well-stocked village shop with café

Summary

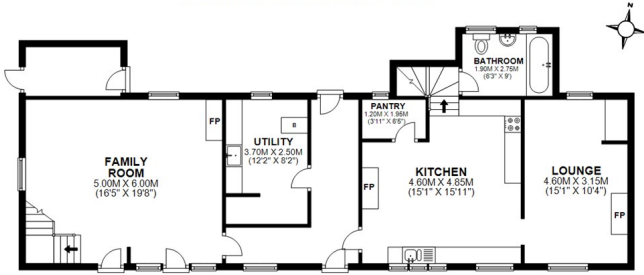
This beautiful grade 2 listed property is elevated above the heart of Askham village in the Lake District National Park, this exceptional three-bedroom detached house with one-bedroom annexe commands wonderful views across the village green while offering the potential to create a spacious four-bedroom family home.



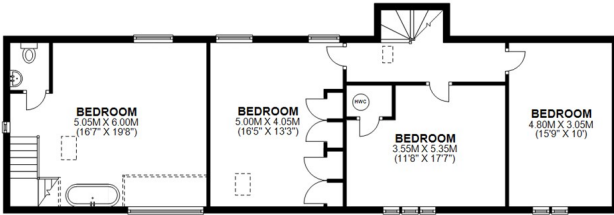


Floor plans

GROUND FLOOR
APPROX. 84.6 SQ. METRES (911.0 SQ. FEET)



FIRST FLOOR
APPROX. 92.7 SQ. METRES (997.8 SQ. FEET)



TOTAL AREA: APPROX. 177.3 SQ. METRES (1908.8 SQ. FEET)

All measurements and details within this floorplan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floorplan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Fixtures, fittings, services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency. Plan produced using PlanUp.

COUNCIL TAX BAND -

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
Penrith
Cumbria
CA11 9GR
01768881111
Sales@brittonestates.co.uk
www.brittonestates.co.uk