



The Field House | Newby | Penrith | CA10 3HQ

Guide Price £895,000



**david britton**  
ESTATES



## Key Features

- Luxurious 5 bedroom Barn Conversion
- Around 4000 sq ft of living accommodation
- Standalone position in around 0.5 acre plot
- Completed to an exacting standard
- Light filled rooms sit around a central courtyard
- Off road & gated parking and integral double garage
- Well stocked gardens, terraces & summerhouse
- Wonderful open countryside views
- Accessible location close to Newby, Morland, Penrith and Shap
- No onward chain

## Summary

An exceptional 5 bedroom detached barn conversion, with around 4000sqft of living space, combining traditional features with contemporary interiors, in a standalone position close to Newby & Morland.



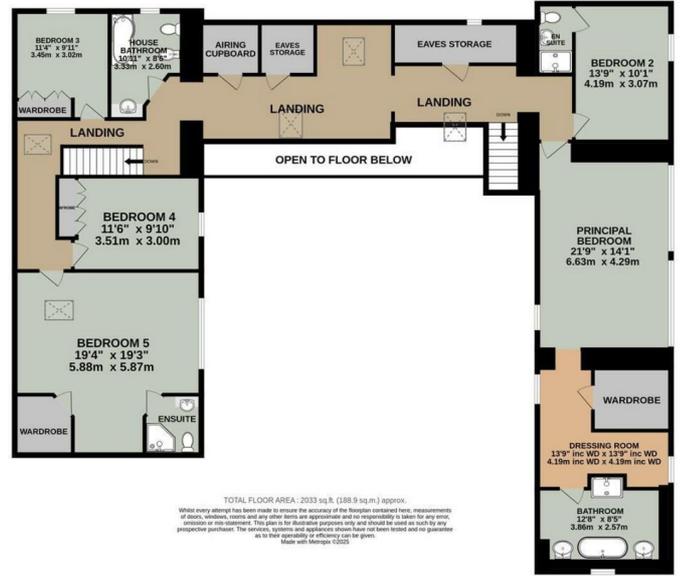


# Floor plans

GROUND FLOOR  
2460 sq.ft. (228.5 sq.m.) approx.



2033 sq.ft. (188.9 sq.m.) approx.

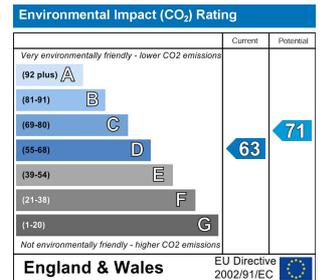
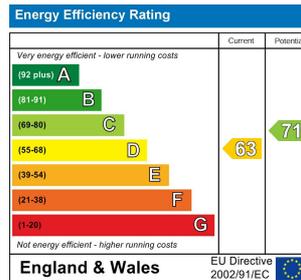


TOTAL FLOOR AREA - 2033 sq.ft. (188.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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COUNCIL TAX BAND - WestmorlandG

## 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.



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