



**Trowlands, Great Asby, Appleby, CA16 6ES.**

Guide Price £525,000

**PFK**

## Trowlands, Great Asby.

This detached three-bedroom farm house with approximately 8 acres of land and numerous outbuildings offers a rare blend of rustic charm, comfort and expansive countryside living. The property welcomes you with a striking stone-built exterior and a spacious driveway, providing ample off-road parking and a garage for additional storage or convenience. Inside, the main reception room is enriched with period features, including exposed ceiling beams, a central fireplace and built-in shelving, creating a warm and inviting atmosphere. Large windows flood the living spaces with natural light and offer serene views of the rolling countryside.

The heart of the home is the kitchen, which combines classic character with kitchen units and range cooker. First floor provides 3 double bedrooms and a bright and airy bathroom features a walk-in shower and a separate bath-tub.

The property's outstanding outdoor features are a major highlight, with expansive green lawns, mature trees and hedges offering a tranquil setting ideal for families or those seeking a rural retreat. Multiple outbuildings, including a large stone barn, stable area and storage sheds, offer significant potential for renovation or equestrian use.





## Trowlands, Great Asby.

The spacious courtyard and private gravel pathway further add to the property's versatility, providing plenty of space for parking or agricultural pursuits. With breathtaking scenic views from every angle, this home epitomises indoor-outdoor living - seamlessly connecting the internal spaces to the generous garden and surrounding countryside.

This property combines period charm, modern amenities and limitless potential in a picturesque rural setting.

Great Asby lies about 7 miles from Kirkby Stephen and 5 miles from Appleby. The village itself has a well regarded primary school, village hall and thriving public house. Both market towns provide a good range of everyday facilities including a supermarket, general shops, restaurants and public houses, primary and secondary schools, excellent sports facilities, doctors' surgeries, as well as stations on the Settle - Carlisle railway line. Larger shopping facilities in Penrith and Kendal are only 17 miles away. Great Asby is located in the Yorkshire Dales National Park and although a rural location, has good access links being within an approx. 15 minute drive to the A66 and approx. 20 minutes to the M6 at Junction 38.

- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: F



## Ground Floor

### Entrance Hall

4' 11" x 3' 3" (1.49m x 0.98m)

### Wc

4' 11" x 2' 9" (1.49m x 0.83m)

### Lounge / Dining Room

15' 6" x 22' 4" (4.73m x 6.81m)

### Kitchen

14' 5" x 13' 2" (4.39m x 4.02m)

## First Floor

### Landing

4' 11" x 22' 6" (1.49m x 6.86m)

### Bedroom 1

14' 5" x 13' 2" (4.39m x 4.01m)

### Bathroom

8' 11" x 10' 8" (2.73m x 3.25m)

### Bedroom 2

15' 5" x 10' 11" (4.71m x 3.32m)

### Bedroom 3

9' 4" x 11' 0" (2.84m x 3.36m)

## Outside

### Farm Buildings

**Store 1:** 10' 9" x 9' 0" (3.28m x 2.74m)

**Store 2:** 15' 3" x 11' 1" (4.65m x 3.38m)

**Store 3:** 15' 11" x 18' 6" (4.86m x 5.64m)

**Byre Shed:** 5' 1" x 41' 5" (1.54m x 12.62m)

**Barn:** Measured in 2 areas: 5.28m x 3.09m & 6.83m x 4.68m



## Outside continued

### Machinery Shed

**Land:** The whole property extends to approximately 8.08 acres, with the agricultural land extending to approximately 7.75 acres of permanent pasture, which is accessed via the driveway to the house. The land enjoys a mains water supply, with the boundaries being the maintenance responsibility as shown by the inward facing T marks on the sale plan. The land lends itself to agricultural, equestrian or amenity use, and offers space and privacy to the property. The neighbouring farm benefits from a right of access over the access lane as far as the first gate on the right in order to access their adjacent land. In addition there are wayleave agreements with North West Electricity and BT for the poles and overheads lines across the property. Further details of these can be provided on application.

### ADDITIONAL INFORMATION

#### Directions

Trowlands can be located with the postcode CA16 6ES or alternative by using What3Words:

///costumed.unscathed.diamond HOWEVER we would highly recommend you using What3Words:

///structure.innovator.thousands which takes you to the point off entry the road to the access lane to Trowlands.

**Services:** Mains electricity & septic tank drainage. 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.

**Septic Tank:** The property has a non compliant septic tank. A report is available to the purchaser explaining what needs to be done and an estimate for works. The price has been reduced to allow for the septic tank replacement costs.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2960 ft<sup>2</sup>

274.9 m<sup>2</sup>

(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.

GIRAFFE360



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## Referrals & Other Payments

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 (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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.





## PFK Estate Agents

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