



| Hutton John | Penrith | CA11 0LZ

Guide Price £699,000



david britton
ESTATES

Key features

- Wonderful detached barn conversion
- Sitting in around 2 acres of grounds - a haven for wildlife
- Extensive gardens and paddocks to the rear
- A Superfast Fibre Broadband supply is due to be installed at Sparket towards the end of 2024.
- Lake District National Park
- One bedroom Annexe with independent access
- Beautifully presented throughout
- Charming character features; beams and exposed stone
- Idyllic beck running through the grounds
- Tree house, off road parking and well established gardens

Description

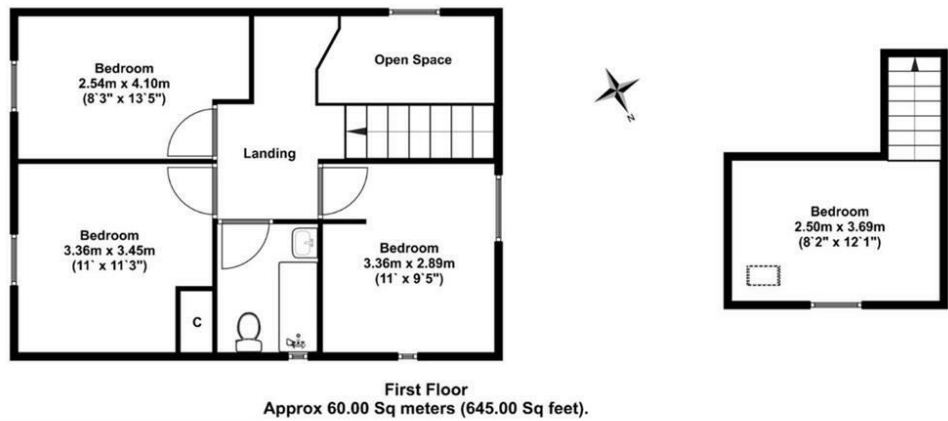
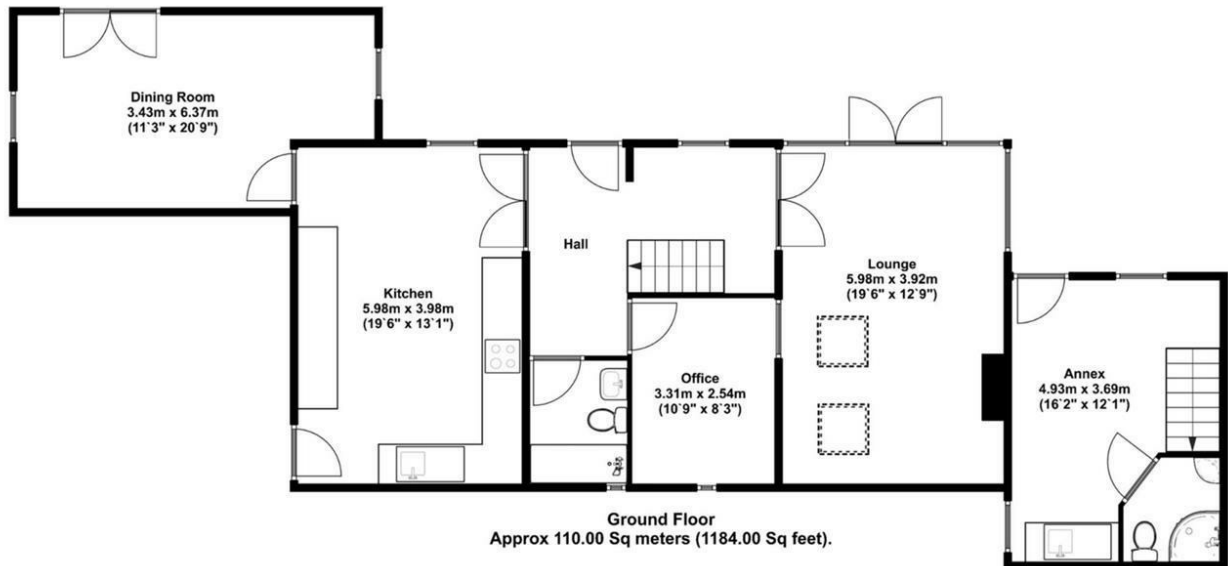
Nestled in the Lakeland hamlet of Sparket with grounds of around 2 acres, this barn conversion is a wonderful, detached home with fabulous spaces both internally and externally. Filled with charm and character and beautifully presented throughout, this home was originally part of the mill buildings, with an idyllic beck meandering through and has been extended over the years. To the side there is a 1-bedroom studio with independent access, which is perfect for those looking for multi-generational living, income potential or perhaps working from home space. Internally there is an abundance of space with 3 bedrooms with a number of flexible use rooms, impressive lounge with multi-fuel stove and vaulted, beamed ceiling, dining room with French doors and balcony overlooking the beck. A stunning wooden staircase leads to the first floor, where there is a bespoke fitted office space, 3 bedrooms and a stylish family bathroom. Externally the grounds are vast, with a beautiful, tiered garden with summerhouse and terraces to the front, enjoying views across towards Little Mell Fell and ample parking area for a number of vehicles. To the rear, there is a well-stocked cottage style garden, bordered by established trees and shrubs, fruit trees, boules pitch, tree house, vegetable beds and a fruit cage. Throughout the garden there are a number of decked areas and terraces to enjoy the gardens; a haven nestled within the Lake District National Park. Sparket is in the parish of Matterdale and close to Watermillock & Ullswater Lake, a hidden gem with excellent transport links and a wealth of walks from the doorstep close to local amenities in the market town of Penrith. We understand that there will be a Superfast Fibre Broadband supply installed at Sparket towards the end of 2023.

Directions





Floor plans



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



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