



| Shap | Penrith | CA10 3QZ

Guide Price £595,000



david britton
ESTATES

Key features

- A traditional Lakeland farmhouse
- A range of outbuilding/barns, all sitting in a courtyard sitting in around 5 acres of land with lovely gardens
- Shepherds hut and stables
- Desirable village location on the edge of the Lake District National Park
- Ground floor bedroom with en-suite shower room
- Dining kitchen
- Utility room/boot room
- Lounge with Wood Burning Stove and Snug
- Four first floor bedrooms
- Jack & Jill shower room

Description

A superb opportunity to purchase a four-bedroom traditional Lakeland farmhouse with a range of outbuilding/barns, all sitting in a courtyard setting in around 5 acres of land with lovely gardens, shepherds hut, stables, and wonderful views in a rural yet accessible location, close to Orton, Shap and Penrith. The main house is a spacious family home with original beamed and an abundance of character. It has further potential for a number of other flexible uses. Subject to the necessary planning consents, this is a unique opportunity for you to create a live/work environment, multi-generational living/income potential or simply keep the barns and outbuildings for storage use or ancillary accommodation. Internally the main house has some great living spaces with flexible use rooms. On the ground floor there is a traditional farmhouse kitchen, three reception room, one currently used as bedroom 5 with ensuite shower room, large utility room/boot room and cellar. On the first floor, there are four double bedrooms, two of which share a 'jack & jill' shower room and a further family bathroom. A lovely mezzanine level landing looks over the utility room.

Externally approached by a private sweeping, gated driveway, the barns, and house form a U-shape, all overlooking a central courtyard, where there is ample parking for a number of vehicles and access into a paddock. To the side there is a further, recently added driveway, leading up to a second parking area, one of the two paddocks and the shepherd's hut. This is ideal for those looking to generate an income with Airbnb or for those looking for a peaceful retreat or home office space. To the rear there are lovely lawned gardens with established trees and shrubs, green house and a well stock orchard with numerous fruit trees.

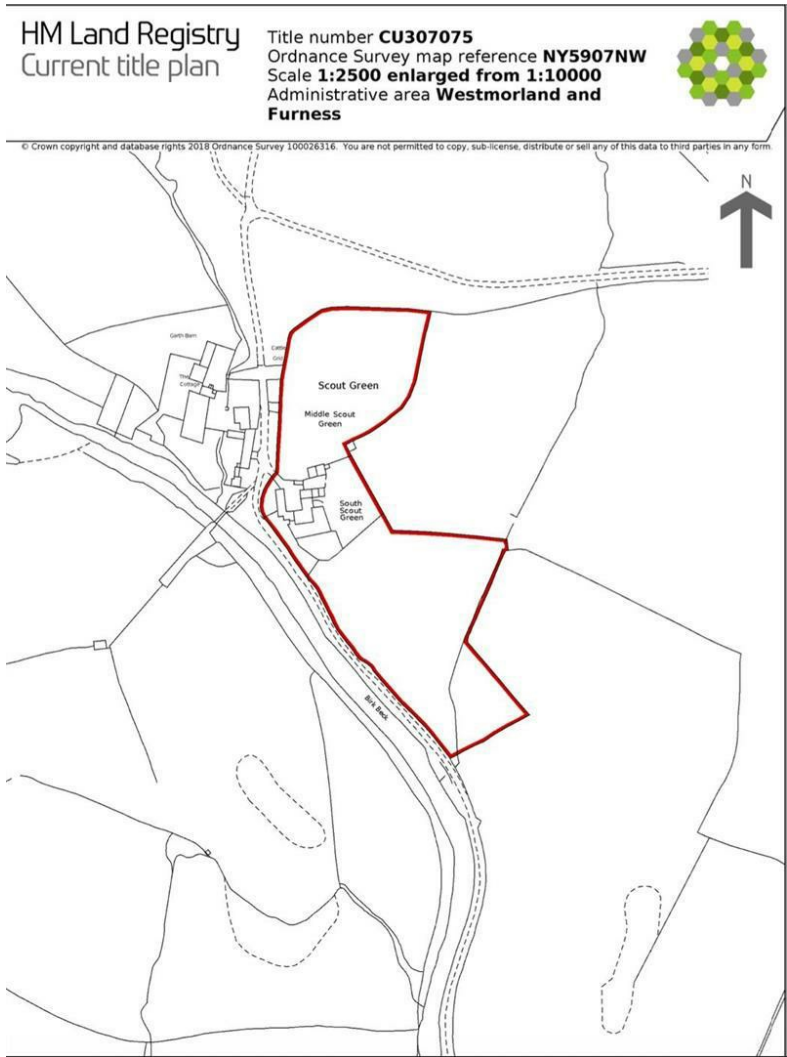
The whole plot extends to just under 5 acres of land and includes 2 paddocks and a large garden. With the added benefit of stables, a number of outbuildings, wood store, tack room and a large barn,

Directions





Floor plans



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



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