



| Skirwith | Penrith | CA10 1RQ

Guide Price £395,000



david britton
ESTATES

Key features

- Period property dating back to 1869
- Desirable Eden Valley village location
- Spacious accommodation throughout
- Packed full of original features and bespoke Cherry wood kitchen
- Sitting room with feature fireplace
- Conservatory with French doors to rear garden
- Utility area & Modern ground floor shower room
- Office/bedroom four
- Dining room
- 3 double bedrooms

Description

Located in the heart of the desirable Eden Valley village of Skirwith, School House occupies an elevated position with lovely private gardens overlooking the village green. A beautiful 3/4-bedroom period property dating back to 1869 and sits in a generous plot with off road parking for three vehicles. The property boasts many original period features and plenty of charm throughout with feature fireplaces, exposed stone walls, oak flooring and a beautiful bespoke Cherrywood Kitchen and complementary window casings throughout.

Internally the accommodation comprises of an entrance hallway having oak flooring, a spacious dining room, kitchen with handmade cherrywood cabinets, character filled living room having a gas stove with a feature fireplace and a large conservatory with french doors leading out into the rear garden there is also a fully fitted ground floor home office with could be used as a further bedroom if required and a stylish shower room having a luxury spa shower and a utility room offering an abundance of storage. The first floor comprises of a double bedroom and a modern family bathroom fitted with a freestanding claw foot bath and a separate shower. The second floor comprises of two further double bedrooms with all the bedrooms having views overlooking the garden or overlooking the wonderful Skirwith beck. Externally there is a large parking area for a number of vehicles, a wonderful tiered lawned garden which is bordered by shrubs and trees and a number of raised terraces, perfect to enjoy the allday sunshine and alfresco dining.

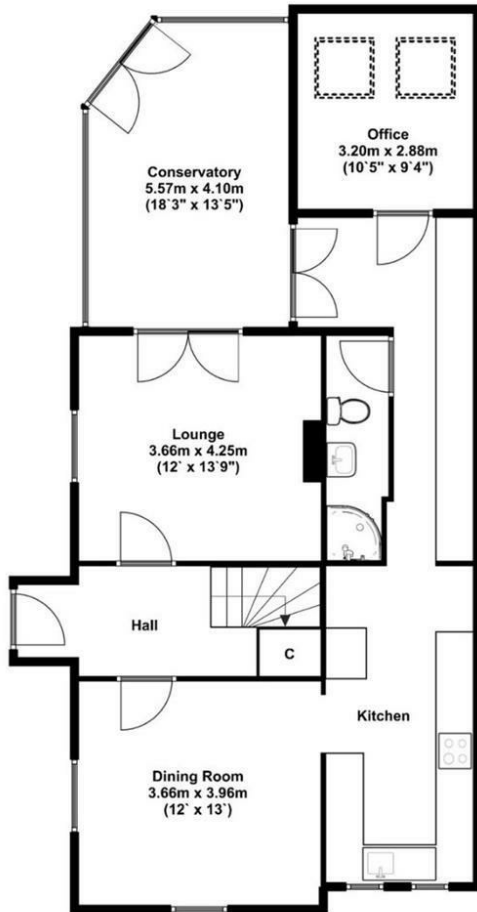
The village of Skirwith is located at the bottom of Cross Fell and is surrounded by open countryside making it an ideal location for the idyllic country life being able to walk directly onto the fell. The popular Eden Valley village of Langwathby is just a short drive away with a pub, shop/post office, primary school and a train station. There are good transport links to the A66, M6 and into the town of Penrith offering a lar

Directions

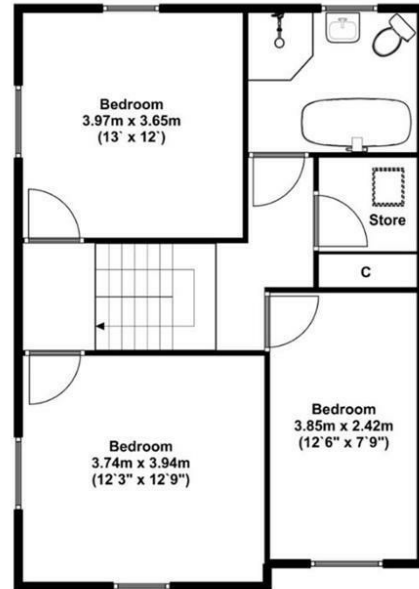




Floor plans



Ground Floor
Approx 105.00 Sq meters (1130.00 Sq feet).



First Floor
Approx 65.00 Sq meters (700.00 Sq meters).

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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