



Herdwick Barns, Highfield | Tirril | Penrith | CA10 2LG

Guide Price £425,000



**david britton**  
ESTATES



## Key features

- Recently converted in 2021
- 2 bedroom semi detached converted barn
- Entrance hallway
- Jack and Jill ground floor bathroom
- Ground floor bathroom
- under stairs storage
- large open plan living/kitchen/dining area with bi-fold doors opening into the garden
- first floor bathroom
- large master bedroom
- open views of the Pennines

## Description

Found on the edge of the Lake District National Park just outside Askham in an exclusive courtyard setting recently developed to a very high standard in 2021 by the well renowned local builder Stoneswood Homes, is this exceptional property. With air source heat pump, NEFF appliances, 2 bathrooms, 2 large bedrooms, bi-fold doors opening out into the large private garden with fantastic views of the Pennines. The accommodation is extremely spacious and has a jack and jill bathroom to the ground floor, bedroom, utility room and large open plan living/dining/kitchen area to the ground floor. Upstairs there is a further bathroom and a large master bedroom which has a useful space which could be converted into an office or third bedroom subject to the relevant planning permissions. Externally there are 2 parking spaces and a large low maintenance garden mainly laid to lawn. Close by there are 2 villages, Tirril and Askham, both have award winning restaurants and pubs, Askham also has a shop and easy access to incredible walks in the open countryside. Penrith is approx. 5 miles away where there are lots of local amenities including shops, pubs, restaurants, cafes, schools, leisure facilities, doctors' surgeries, hospital and a train station. Penrith offers easy access to the M6, A66 and the Lake District National Park.

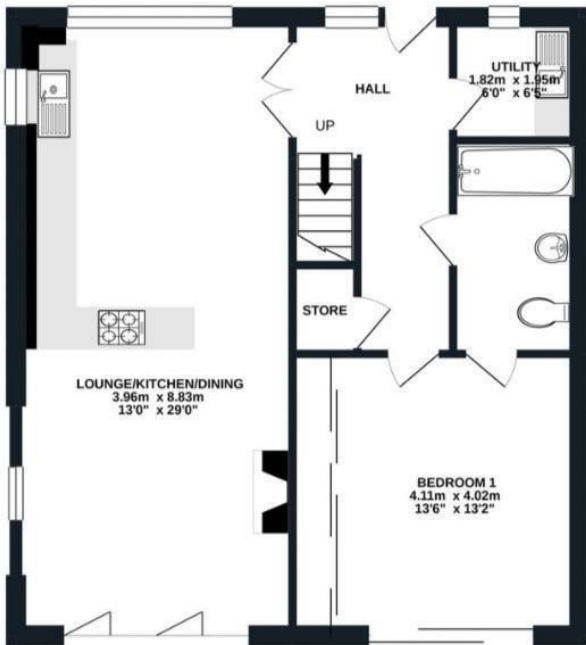
## Directions



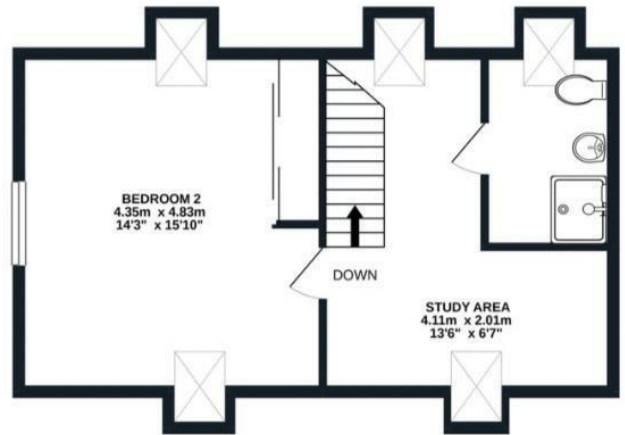


# Floor plans

**GROUND FLOOR**  
69.9 sq.m. (753 sq.ft.) approx.



**1ST FLOOR**  
43.4 sq.m. (468 sq.ft.) approx.



TOTAL FLOOR AREA : 113.4 sq.m. (1220 sq.ft.) approx.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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