



Red Barn | Greystoke | Penrith | CA11 0UQ

Guide Price £325,000



**david britton**  
ESTATES



## Key features

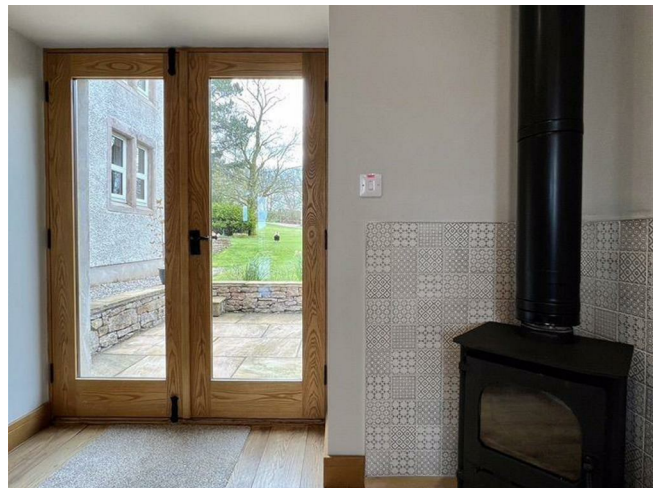
- Beautiful 2 bedroom barn conversion
- Completed to a high standard
- Luxurious fixtures and fittings
- Currently used as a holiday let
- Open plan Living /dining/kitchen area
- Two double bedrooms
- Two stylish bathrooms
- Sits in a courtyard complex
- Lawned garden and terrace to the front
- Close to desirable village of Greystoke

## Description

Sitting in a desirable rural location close to Greystoke, this wonderful barn conversion is a luxurious 2 bedroom cottage which has been converted to a high standard and is currently used as a luxury holiday let. Internally it has a large open plan living/kitchen/dining area with wood burning stove, two double bedrooms, one with ensuite shower room and a modern family bathroom. Filled with charming character features, combined with modern and stylish fixtures and fittings, this is a stunning addition to this complex. This cottage has the benefit of a terrace to the rear, an ideal seating area to enjoy alfresco dining.

The village of Greystoke is within walking distance and has an array of local amenities with active village community, primary school, village store, well regarded pub and outdoor swimming pool. Bilberry Barn is part of the Red Barn Farm complex and is located just a short drive away from the market towns of Penrith and Keswick with excellent transport links and the A66 close-by giving easy access to the Lake District National Park. Properties of this standard and in such desirable and rural position are rare to the market and this is unlikely to remain on the market for any long period of time. This is an opportunity not to be missed and an early view is highly recommended!

## Directions






# Floor plans

## Bilberry Barn



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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