

# PFK

Mountain View, Scalehouse, Renwick, Penrith, Cumbria CA10 1JY

Guide Price: £530,000





## LOCATION

Located within the foothills of the Pennines, in the charming hamlet of Scalehouse, the property is well situated for a more rural lifestyle. Despite the rural location, the neighbouring villages of Kirkoswald and Lazonby are nearby, and offer an excellent range of facilities. Amidst the lovely, unspoilt countryside of east Cumbria, both Penrith and Carlisle are within easy commuting distance and the M6 can be accessed at Junction 40.

## PROPERTY DESCRIPTION

Nestled in the beautiful hamlet of Scalehouse, set in an elevated position to take in the most delightful panoramic views, is this 3 bedroomed, 2 bathroom single storey property, well proportioned and benefitting from fabulous gardens, together with a paddock extending to circa 1 acre, and an additional field area with large farm building in situ.

Starting life as a cow byre and converted in 1999, Mountain view is now a property that caters well to varying lifestyles and would certainly benefit those wishing to acquire a home with facilities that would accommodate an equestrian/small holding lifestyle and those wishing to be more self sufficient. With accommodation that is both well laid out and well proportioned, the external aspects complement this delightful home very well indeed.

Internally a welcoming entrance hall leads to accommodation which briefly includes a generous living room complete with multifuel stove, sun room, dining kitchen, three double bedrooms, one of which benefits from a walk in wardrobe and ensuite facilities, a separate family bathroom, utility and rear porch.

To the rear, there is a beautiful walled garden, one which is reminiscent of the Mediterranean, with terracotta coloured walls and flagged patio providing a wonderful, sheltered and private area of tranquility. Off the rear garden there is a useful adjoining workshop, with power and lighting. Furthermore, beyond the wall is a haven for wildlife, with an area of wilding/woodland providing a blanket of fauna, trees and shrubs, with steps leading to the gated parking area and car port. The grounds extend to the side and front of the property which is where the enviable views on offer can be embraced and enjoyed. The low maintenance, walled front garden is perfectly positioned to look over the paddock and ground which forms part of this delightful acquisition.

The paddock extends to circa 1 acre and houses a fabulous fruit and vegetable garden together with a sizeable Dutch Barn to one end. In addition to the paddock, a small field, complete with an area of hard standing and substantial, three bay former farm building, completes the property.

If it is a beautiful rural lifestyle that you wish to embrace, look no further...

## ACCOMMODATION

### Entrance

A stone built, undercover entrance leads to a front door, opening into the hallway.

### Entrance Hallway

A generous hallway with exposed beams, wood flooring, radiator, rear aspect window and doors giving access to all rooms.

### Living Room

4.07m x 4.40m (13' 4" x 14' 5") An attractive reception room with vaulted ceiling, exposed beams and lintels, feature sandstone fireplace, chimney breast and hearth housing a multifuel stove, radiator, front aspect window and glazed double doors into the sunroom.

### Sunroom

3.21m x 2.90m (10' 6" x 9' 6") Of dwarf wall construction and glazed to three sides with part glazed double doors leading out to the front garden, tiled flooring and wall mounted electric heater.

### Kitchen/Diner

4.37m x 4.39m (14' 4" x 14' 5") A generous, triple aspect room with vaulted ceiling, exposed beams and ceiling mounted traditional laundry airer. Fitted with an excellent range of wall and base units and display shelving, with complementary work surfacing incorporating double bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding, attractive charcoal grey Aga with extractor over, additional space for freestanding dishwasher and fridge, tiled flooring, radiator and door giving access into the rear porch.

### Rear Porch

With rear aspect window, tiled flooring with underfloor heating, door into the utility room and UPVC door leading out to the rear.

### Utility Room

2.95m x 1.71m (9' 8" x 5' 7") Fitted with a range of base and full height units with complementary work surfacing and upstands incorporating sink and drainer unit with mixer tap. Space for under counter washing machine and fridge or freezer, cupboard housing the manifold for the underfloor heating, tiled flooring and rear aspect window overlooking the garden.

### Bedroom 1

4.12m x 3.62m (13' 6" x 11' 11") A good sized, rear aspect principal bedroom overlooking the garden. With exposed beam, walk in wardrobe with lighting, shelving and hanging space, radiator with additional wall mounted electric panel heater, loft access hatch and door to the ensuite.

### Ensuite Shower Room

2.02m x 1.19m (6' 8" x 3' 11") Fitted with a three piece suite comprising wash hand basin, WC and tiled shower cubicle with electric shower. Part tiled walls and tiled flooring, extractor fan, vertical heated chrome towel rail and obscured rear aspect window.

### Bedroom 2

3.06m x 3.93m (10' 0" x 12' 11") A rear aspect double bedroom overlooking the garden. With radiator and loft access hatch.

## Bedroom 3

3.50m x 3.10m (11' 6" x 10' 2") A front aspect double bedroom, currently housing a double bed and also bunk beds. With exposed beam, radiator and loft access hatch.

## Inner Hallway

1.87m x 1.21m (6' 2" x 4' 0") Accessed from the main hallway and with door leading to the bathroom. With an excellent range of storage cupboards, one of which houses the hot water cylinder, tiled flooring and ample space for a freestanding freezer below one of the wall mounted cupboards.

## Bathroom

2.78m x 1.76m (9' 1" x 5' 9") Fitted with a three piece suite comprising WC, wash hand basin and P shaped bath with mains rainfall shower over and fitted shower screen. Part tiled walls and tiled flooring, extractor fan, radiator and obscured front aspect window.

### EXTERNALLY

## Gardens and Parking

The property sits in generous grounds to the front, side and rear, and enjoys superb views over open countryside. With lawn and large patio seating area, established shrubbery and easy to maintain areas of hard standing, paved areas and gravel, established rockery and potting shed, the gardens are walled with access to an offroad parking area, carport and an area of wilding woodland and natural growth.

To the front of the property, there is a walled paddock with Dutch barn, vegetable beds and fruit cages, with a further field/paddock also benefitting from a large, three bay farm building.

## Workshop

4.43m x 3.63m (14' 6" x 11' 11") A useful space with power, lighting and door to the rear garden.

### ADDITIONAL INFORMATION

## Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### SALE DETAILS

Mains water, electricity and septic tank drainage. Oil fired central heating and double glazing installed. B4RN broadband installed. The septic tank is located to the rear of the property, beyond the walled garden and within the sloped natural wilding area. The tank itself is emptied from within the walled garden and there is a hatch installed within the wall, providing easy access. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - occupiers.daunted.veto

Take the A6 north from Penrith, turning right after Plumpton for Lazonby and Kirkoswald. Follow the road through Lazonby, over the river Eden and up into the village of Kirkoswald. Continue through Kirkoswald, past the two public houses, and take the right bend, past the school and follow the road into High Bank Hill. Once in High Bank Hill, take the left bend and follow the road, take the next right and remain on this road, taking the right turn signposted towards Renwick and Gamblesby. Once on this road, take the second left to Scalehouse and the property can be found straight ahead, at the top of the hill.



