

PFK

Brewery Barn and Beckces Buttery, Penruddock, Penrith CA11 0RX

Offers Over: £425,000





LOCATION

Brewery Barn and Beckces Buttery are situated on the outskirts of the village of Penruddock and are located inside the Lake District National Park boundary. The village is conveniently positioned, being approx. 6 miles from the M6 motorway (junction 40) and Penrith, where there is a mainline railway station providing services north and south, London and Glasgow. Penruddock itself has a number of facilities including a public house - 'The Herdwick Inn', primary school and 'All Saints' church. The neighbouring village of Greystoke, approx. 2 miles away provides further amenities including shop/post office, public house and outdoor swimming pool. The tranquillity of the eastern Lakeland fells is right on the doorstep and the popular locations of Ullswater, Derwentwater and Keswick are all within easy reach.

PROPERTY DESCRIPTION

A rare opportunity to acquire two beautiful, terraced character properties nestled within the Lake District National Park, on the outskirts of the desirable village of Penruddock. Formerly part of a farm steading and lovingly converted into charming residential dwellings, Brewery Barn and Beckces Buttery are two pleasantly proportioned, three and one bedroomed properties with an abundance of scope on offer.

Currently presented as two separate residences, these properties could very easily be combined to create one substantial dwelling since there are two adjoining doors between the properties, one on the ground floor and another on the first floor, which, if utilised, provide access between them. There is also potential for further adaptations to amalgamate both properties on a more extensive basis if required.

In addition to these superb properties, there is garden area to the front, ample parking and a single garage. The garden area is currently open plan however this could easily be separated with low level fencing/hedging to create a boundary and provide a garden to each property if preferred.

A substantial garth sits alongside the front boundary wall - deceptively sized and conveniently positioned. This could be made available for sale as a separate negotiation with a suggested guide price in the region of £20,000.

Property of this nature seldom comes to the market in this location and is sure to appeal to those who require two adjoining properties, a home with income potential or a substantial family residence.

Viewing is essential to appreciate the opportunity on offer.

BREWERY BARN

Entrance Hallway

Access via part glazed, wooden entrance door. Glazed, brick flooring, radiator, access doors to Utility/WC and Kitchen and stairs to first floor accommodation.

Utility/WC

1.61m x 1.79m (5' 3" x 5' 10") Wash hand basin, WC, tiled splash backs, housing for boiler, shelved recess and space/plumbing for washing machine. Vinyl flooring.

Kitchen/Diner

4.35m x 2.83m (14' 3" x 9' 3") A generous L-shaped kitchen incorporating range of wall and base units with complementary work tops and tiled splash backs. Integrated appliances include dishwasher, under counter fridge and recently installed oven and hob with extractor over. Sizeable under stairs storage cupboard, which can usefully be accessed via two separate doors, and access door to Beckces Buttery (currently not in use). Sandstone flagged area to part glazed wooden door leading out to rear of the property.

Open access through to:-

Living Room

4.57m x 6.07m (15' 0" x 19' 11") A beautiful, dual aspect room with beamed ceiling, open lintels, wooden panelling, two radiators, exposed stonework and open range with bread oven, set on stone hearth within sandstone fireplace.

First Floor

Landing

Access door to Beckces Buttery (currently not in use). Steps down to spacious, lower level landing where there are access doors to all three bedrooms and the bathroom. Exposed stonework encases two windows to rear aspect and there is a shelved, cylinder/airing cupboard.

Bedroom 1

4.03m x 3.93m (13' 3" x 12' 11") A front aspect, double bedroom overlooking the garden. Radiator.

Family Bathroom

2.93m x 2.02m (9' 7" x 6' 8") Partly tiled and having window to rear aspect, radiator, extractor fan and four piece suite comprising bath, fully tiled shower cubicle, wash hand basin and WC.

Bedroom 2

4.0m x 2.13m (13' 1" x 7' 0") A front aspect bedroom with exposed stonework, radiator and wall recess.

Bedroom 3

5.82m x 2.42m (19' 1" x 7' 11") max. An L-shaped, front aspect room with beamed lintel, upper level storage cupboard and built in wardrobe.

BECKCES BUTTERY

Rear Porch

1.8m x 2.2m (5' 11" x 7' 3") Accessed via attractive, period entrance door. Tiled/flagged flooring, under stairs storage cupboard, access door to adjoining property (currently not in use) and door to: -

Open Plan Kitchen/Dining/Living Area

6.04m x 4.6m (19' 10" x 15' 1") max. Oozing with character, including beamed ceilings, this is a well proportioned living space. Kitchen Area is well equipped incorporating range of solid wood wall and base units with complementary work surfacing and tiled splashbacks. A cream range cooker sits proud and a 1.5-bowl stainless steel sink/drainage unit with mixer tap is positioned beneath a rear aspect window. Integrated, dishwasher and fridge. Tiled flooring. Living Area enjoys twin, front aspect windows overlooking the garden and a beautiful, open fireplace set in substantial slate surround with tiled hearth. Radiator and cupboard housing the consumer unit.

Step up to small area where a latched door provides access to staircase and first floor accommodation.

First Floor Landing

Access door to adjoining property (currently not in use), Velux window, high level storage and useful utility cupboard with space/plumbing for washing machine.

Bedroom

3.6m x 4.1m (11' 10" x 13' 5") A front aspect room with exposed stonework, walk-in cupboard/wardrobe, shelved cylinder/airing cupboard and further over stairs storage cupboard.

Bathroom

2.5m x 1.9m (8' 2" x 6' 3") Partly tiled and having window to rear aspect and three piece suite comprising bath with shower over and fitted shower screen, wash hand basin set on vanity unit, and WC.

EXTERNALLY

Brewery Barn External Areas

Parking

There is a shared parking area at the front of the property leading to the garage with space for approx. four vehicles in total. Brewery Barn includes two of these spaces with the other parking space owned by the neighbouring property Beckces Barn.

Note: neighbouring property has a right of access over the parking area to use their garage.

There is also vehicular access to the rear of the property. Note: this area is for loading/unloading purposes only and parking is not allowed - exception will be made to anyone with mobility issues in which case parking would be permitted.

Semi Detached Single Garage

The adjoining garage is owned by neighbouring property Beckces Barn.

Garden

Substantial garden to the front of the properties which is predominantly laid to lawn with pathway to parking area. Note: the garden is currently open plan and, although low level fencing/hedging could be incorporated to create a boundary if desired, high level /barrier style partition of the gardens would not be permitted.

There is also a further, enclosed external area included in the ownership of Brewery Barn which can be accessed via the rear gravelled section. An apple tree is planted here and the oil tank for Brewery Barn is also in situ.

Garth - Available by separate negotiation

Beyond the parking area, running along the front boundary wall, is a substantial garth. Although currently not maintained, the land is deceptive in size and offers great potential re usage.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank which is due to be upgraded this year and cost of the work will be paid by the vendor. If, however, work has not been completed prior to a sale being agreed then a figure will be incorporated within the sale transfer. We would advise any prospective purchaser to check septic tank arrangements comply with current standards and rules introduced on 1st January 2020.

We understand that costs for maintenance of the septic tank are split between the properties within the development.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

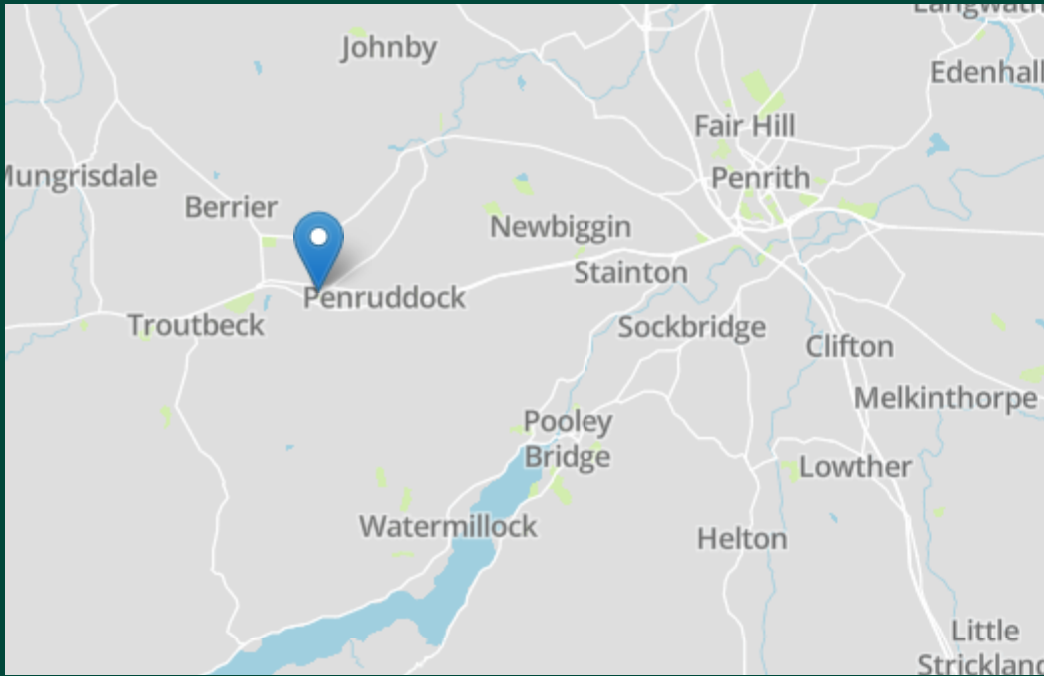
Services: Mains electricity & water; septic tank drainage; oil-fired central heating, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, take the A66 toward Keswick. Just after the end of the dual carriageway, continue past the turning into Penruddock, then take the next right turn signposted Greystoke. The properties are situated on the right hand side just before the 'T' junction.







Approximate total area⁽¹⁾
 1703.35 ft²
 158.25 m²

Floor 1 Building 1



Bathroom
3.63 x 4.21 m
11'11" x 13'9"

Landing
1.99 x 1.63 m
6'6" x 5'3"

4.09 x 3.99 m
13'5" x 13'0"

2.18 x 4.05 m
7'1" x 13'3"

2.48 x 4.79 m
8'1" x 15'8"

Floor 1 Building 2



Bathroom
2.57 x 1.92 m
8'5" x 6'3"

Landing
2.10 x 2.12 m
6'10" x 6'11"

3.63 x 4.21 m
11'11" x 13'9"

Floor 0 Building 1



Kitchen
2.87 x 4.38 m
9'5" x 14'4"

Hallway
1.99 x 1.63 m
6'6" x 5'3"

WC
1.82 x 1.64 m
5'11" x 5'3"

4.68 x 6.15 m
15'4" x 20'2"

Floor 0 Building 2



Kitchen
3.59 x 6.14 m
11'9" x 20'1"

Entry
1.89 x 2.21 m
6'2" x 7'2"

⁽¹⁾ Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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