

# Cumbrian Properties

## The Stable, Plumpton



**Price Region £325,000**

**EPC-**

Barn conversion | Popular village location  
Characterful | 2 bedrooms | bathroom  
Rear garden, parking & garage | Beautiful views

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## 2/ THE STABLE, PLUMPTON, PENRITH

A two double bedroom barn conversion with stunning views over the neighbouring countryside towards the Lake District Fells. Beautifully presented throughout, this superb property boasts characterful and generously proportioned accommodation briefly comprising, dining kitchen, utility room/WC, lounge with multi-fuel stove, two double bedrooms and a generous four piece bathroom. Outside the property boasts a generous west facing garden with open aspect to the south, parking for two cars and single garage. Located in a small courtyard on the edge of the popular village of Plumpton, it provides excellent access to the M6, Penrith and Carlise. This property would suit a multitude of buyers and must be seen to appreciate the accommodation on offer.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Double glazed entrance door into dining kitchen.**

**DINING KITCHEN (11'4 x 12'5)** Fitted kitchen incorporating a 1.5 bowl sink unit with mixer tap and tiled splashbacks. Fitted Neff oven, microwave, fitted hob, extractor hood, integrated dishwasher and space for freestanding fridge freezer. Radiator, UPVC double glazed window to the front, UPVC double glazed door to the garden and door to utility.



DINING KITCHEN

**UTILITY ROOM** Plumbing for washing machine, storage cupboard housing a single bowl sink unit and mixer tap, floor standing boiler, low level WC, radiator and UPVC double glazed window to the rear.

### 3/ THE STABLE, PLUMPTON, PENRITH



UTILITY ROOM

**LOUNGE (15'8 x 14'8)** Feature exposed sandstone wall incorporating a fireplace housing a multi fuel stove on a tiled hearth. Two radiators, exposed beam, UPVC double glazed window to the front, UPVC double glazed French doors to the garden, and staircase to the first floor.



LOUNGE

### **FIRST FLOOR**

**LANDING** Exposed beams, radiator, UPVC double glazed window to the rear, doors to bedrooms and bathroom.



#### 4/ THE STABLE, PLUMPTON, PENRITH

**MASTER BEDROOM (14'8 x 13'5)** UPVC double glazed windows to the front and rear, radiator, exposed beams and built in double wardrobes.



MASTER BEDROOM

**BEDROOM 2 (14'7 x 9'5)** UPVC double glazed windows to the front and rear, radiator and exposed beams.



BEDROOM 2

**BATHROOM** Free standing bath, walk-in shower cubicle, low level WC and wash hand basin set on a rustic unit. UPVC double glazed window to the front, radiator, spotlights and tiled flooring with underfloor heating.



BATHROOM



## 5/ THE STABLE, PLUMPTON, PENRITH

**OUTSIDE** Allocated parking for two cars to the front of the property, electric EV charging point and single garage, with up and over door, situated in a separate block. To the rear of the property is a generous tiered garden with granite paved patio seating area with stepped pathway leading down to lawned and gravelled areas with vegetable beds and rockery and a further paved sandstone seating area.



GARDENS



6/ THE STABLE, PLUMPTON, PENRITH



VIEWS



VIEW TO FRONT FROM BEDROOM 2



VIEW TO REAR FROM BEDROOM 2



7/ THE STABLE, PLUMPTON, PENRITH



FRONT EXTERNAL

**DIRECTIONS** From Penrith follow the A6 north towards Carlisle. Go through the village, staying on the A6, and just before leaving the 40 mile per hour zone the property can be found in the courtyard on the left hand side.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**PLEASE NOTE** – This property is being sold on behalf of an employee of Cumbrian Properties ELA Ltd

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