

# Cumbrian Properties

## Old Carriage House, Temple Sowerby



**Price Region £300,000**

Detached house | Grade II listed  
1/2 receptions | 2/3 bedrooms | 3 bathrooms  
Parking for 3 cars | No Chain

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## 2/ OLD CARRIAGE HOUSE, TEMPLE SOWERBY

A unique opportunity to acquire a handsome two/three bedroom detached house located within the grounds of Temple Sowerby House, a beautiful Grade II Listed residence. Old Carriage House which also holds a Listed status is accessed via a gated carriage driveway with parking available for three cars. Having been run as a successful holiday let over the past 2 years with a turnover of £16,000 pa this property would suit a multitude of buyers but would certainly appeal to those looking for a private and easy to maintain home, a weekend/holiday home, or a viable investment proposition.

Internally the characterful accommodation provides a flexible layout with various options to re-design or utilise the space to suit and briefly comprises entrance hall, lounge, kitchen, ground floor bedroom with en-suite bathroom (which could be utilised as an additional reception room) and two impressive double bedrooms with en-suite shower rooms to the first floor. Outside there is a pretty, low maintenance garden to the side with a feature stone staircase that leads to the Master bedroom.

Sold with no onward chain, viewing is essential to fully appreciate all that this charming property has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via wooden single glazed door into entrance hallway.

**ENTRANCE HALLWAY** Staircase to the first floor and doors to lounge and bedroom 3/reception room 2.

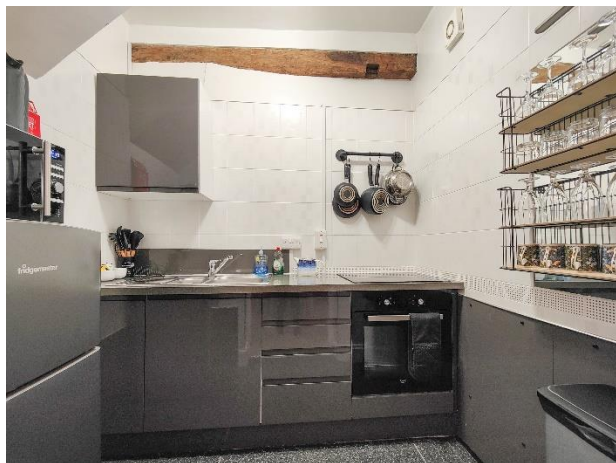
**LOUNGE (18'9 x 11')** UPVC double glazed window to the front, radiator, picture rail, dado rail, exposed beams and wooden single glazed window to the rear. Opening through to the kitchen.



LOUNGE

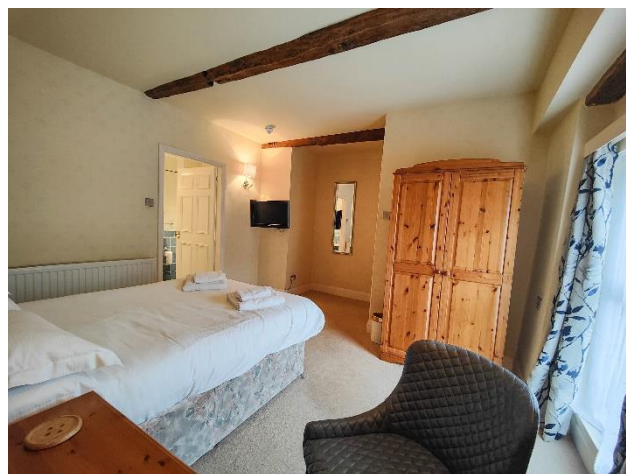
**KITCHEN (7' x 5'10)** A range of wall and base units with complementary worksurfaces, tiled splashbacks and a 1.5 bowl sink with drainer and mixer tap. Built in oven and hob, space for free standing fridge/freezer, tile effect flooring and exposed beam.

### 3/ OLD CARRIAGE HOUSE, TEMPLE SOWERBY



KITCHEN

**BEDROOM 3/RECEPTION ROOM 2 (14'8 narrowing to 10'6 x 12')** UPVC double glazed window to the front, exposed beams, radiator and door to en-suite bathroom.



BEDROOM 3/RECEPTION ROOM 2

**EN-SUITE BATHROOM** Bath with shower over, low level WC, wash hand basin, part tiled walls and radiator.



EN-SUITE BATHROOM

**FIRST FLOOR LANDING** Cupboard housing the hot water cylinder, beamed ceiling, loft access and single glazed window to the rear. Doors to bedrooms 1 and 2.

4/ OLD CARRIAGE HOUSE, TEMPLE SOWERBY

**BEDROOM 1 (18'4 max x 12'8)** Two single glazed windows to the front, exposed beams, radiator and single glazed door providing access down to the outside stone steps leading to the garden. Door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Shower cubicle, low level WC, wash hand basin, part tiled walls, beamed ceiling and heated towel rail.



EN-SUITE TO BEDROOM 1

**BEDROOM 2 (12'5 x 11')** Single glazed window to the front, beamed ceiling, radiator, picture rail and door to en-suite shower room.



BEDROOM 2

5/ OLD CARRIAGE HOUSE, TEMPLE SOWERBY

**EN-SUITE SHOWER ROOM** Shower cubicle, low level WC, wash hand basin, part tiled walls, radiator, exposed beam and single glazed window to the rear.



EN-SUITE TO BEDROOM 2

**OUTSIDE** Parking available for three cars. Low maintenance gravelled garden to the side. Gated entrance provides access to the property.



## 6/ OLD CARRIAGE HOUSE, TEMPLE SOWERBY

**TENURE** Freehold

**COUNCIL TAX** To be confirmed

**LOCATION** - Temple Sowerby is a pretty village, surrounded by beautiful open countryside with many footpaths and bridleways on the doorstep. In Temple Sowerby there is a primary school, church, public house, bowls and thriving cricket club.

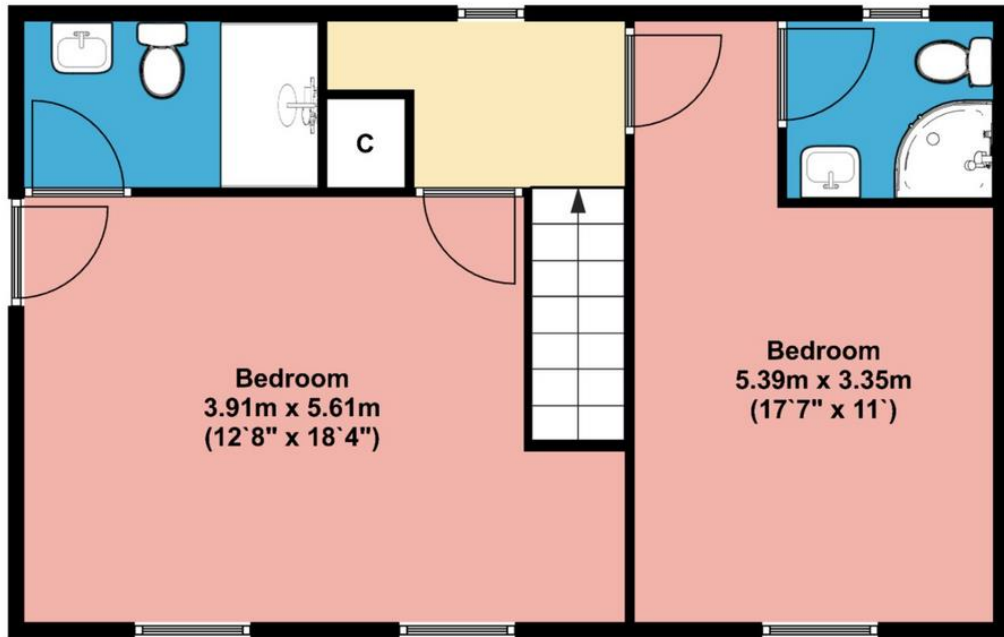
Located approx. 7 miles equi-distant between the market towns of Penrith and Appleby-In-Westmorland. For those wishing to commute the M6 is easily accessible at Junction 40 and there is a main west coast railway station in Penrith (approx. 3.5 hours to London). The Lake District and Yorkshire Dales National Parks are also within easy reach.

**DIRECTIONS** - From Penrith take the A66 eastward and after approx. 6 miles join the Temple Sowerby by-pass. Take the first turning off the dual-carriageway signposted for Culgaith and follow the signs to Temple Sowerby. In the village continue past the 'Kings Arms' public house, a short distance along the road on the right hand side is the gated entrance for Old Carriage House which can be identified by our for sale board.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



**Ground Floor**



**First Floor**