

PFK

Thorpe Barn, The Thorpe, Greystoke, Cumbria CA11 0TJ

Guide Price £800,000





LOCATION

The property is situated in the increasingly popular historic village of Greystoke, which offers easy access to the Lake District National Park. The nearby town of Penrith offers a wide range of shops and facilities. London can be reached within 3:50 hours from Penrith railway station; Newcastle in 2:00 hours (1:25 by car); Liverpool in 2:20 hours (2:00 by car); Manchester in 1:40 hours (1:45 by car); Glasgow in 1:30 hours (1:50 by car). The nearest historic city is Carlisle, which is 15 minutes on the train and 27:00 by car. Due to its close access to the M6 and A66 it is straightforward to drive north, south, east or west. Thorpe Barn is located on the edge of the Lake District National Park, but also within comfortable reach of other areas of outstanding beauty, including: the Scottish Borders, the North Pennines and Northumberland.

PROPERTY DESCRIPTION

Nestled in the charming sought after village of Greystoke, Thorpe Barn provides spacious and modern accommodation with bags of character and charm. Rebuilt around 20 years ago this property benefits from modern construction, with plenty of insulation, and yet all the charm and character of the barn that originally stood in its place.

Internally the accommodation comprises entrance hall, large kitchen/diner, pantry and utility cupboard/WC, office/snug and large lounge to the ground floor with four double bedrooms, two with ensuite shower rooms and a further family bathroom to the first floor.

Externally the property benefits from a large driveway and double garage providing ample offroad parking space, with two lawned areas to the front, and a generous rear garden, laid mainly to lawn with pergola area, hot tub and large shed.

ACCOMMODATION

Entrance Hallway

Accessed via a part glazed UPVC door. Stairs to the first floor with understairs storage cupboards.

Kitchen/Diner

6.22m x 4.78m (20' 5" x 15' 8") A large open plan kitchen/diner, fitted with a good range of wall and base units with complementary granite style work surfacing incorporating double bowl stainless steel sink and drainer unit with mixer tap. Freestanding electric range cooker with extractor over, integrated fridge freezer and plumbing for freestanding dishwasher. Central island unit, ample space for a large dining table and lounge furniture, radiator, solid oak flooring, dual aspect windows and door leading to utility area.

Utility Area

Two small yet versatile spaces offer pantry storage space, plumbing for washing machine and tumble dryer, WC and wash hand basin, oil central heating boiler and a second door to the front of the property.

Office/Sung

4.07m x 3.44m (13' 4" x 11' 3") Extra living accommodation just off the living room which offers a versatile space and is currently used as an office. Front aspect window and radiator.

Lounge

5.08m x 4.85m (16' 8" x 15' 11") A bright and spacious dual aspect lounge with sandstone fireplace housing a multi-fuel stove, wall mounted shelving and a radiator.

FIRST FLOOR LANDING

Large open landing with plenty of space for seating and extra storage. Large windows offer great views. Access to the loft hatch and an airing cupboard.

Bedroom 1

5.29m x 4.76m (17' 4" x 15' 7") A large, dual aspect double bedroom with Karndean flooring and built in wardrobes. Ensuite shower room fitted with three piece suite comprising large shower, WC, wash hand basin and heated towel rail.

Bathroom

Family bathroom fitted with a three piece white suite comprising bath with shower over, WC, wash hand basin and heated towel rail. Part tiled walls and window to front aspect.

Bedroom 4

4.90m x 2.63m (16' 1" x 8' 8") Front aspect double bedroom with radiator and two windows.

Bedroom 3

3.54m x 5.32m (11' 7" x 17' 5") A large rear aspect double bedrooms with radiator. This room is currently used as a gym.

Bedroom 2

3.45m x 5.32m (11' 4" x 17' 5") A large double bedroom positioned over the garage with front aspect window, large built in wardrobe and wooden floor. Ensuite shower room fitted with three piece suite comprising shower, WC, wash hand basin, heated towel rail and window.

EXTERNALLY

Garage

Large double garage with twin up and over doors, power and lighting. Please note - there is active planning permission to convert the garage into ancillary accommodation. For further information, please contact Penrith office.

Gardens and Parking

Thorpe Barn sits on a generous plot with three separate areas of garden. To the front of the property there is a seating area, lawned area with mature borders and large driveway providing parking for multiple cars. To the side of the garage there is a secondary lawned area with trees and mature shrubs leading to a large shed set on a concrete base and follows on to the rear garden. To the rear there is a further lawned area with fruit trees and a large pergola providing privacy for the hot tub.

ADDITIONAL INFORMATION

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

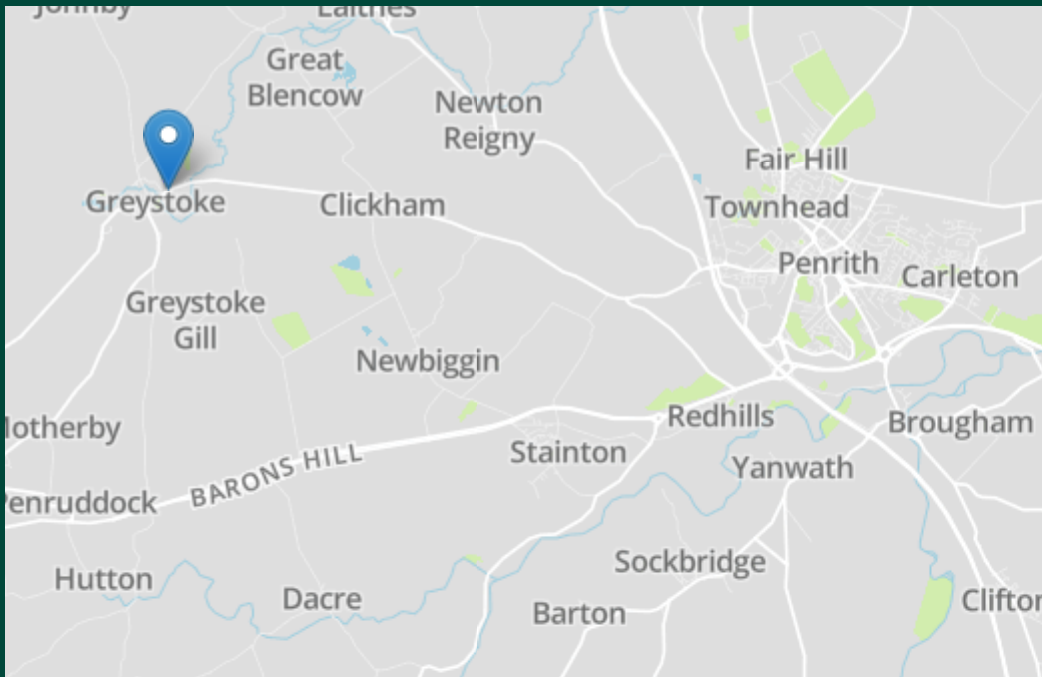
Mains electricity, water and drainage. Oil fired central heating and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.


Council Tax: Band F


Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the B5288 for Greystoke and proceed for approx. 6 miles. On entering the village, take the second right onto 'The Thorpe' where the property can be found on the right hand side, with a 'For Sale' board having been erected for identification purposes.






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> 		
England, Scotland & Wales		



Approximate total area⁽¹⁾

2385.37 ft²
221.61 m²



Floor 0

Floor 1

(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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