



Stonegarth

NEWBY



# STONEGARTH



As you drive through Eden, you are immediately captivated by the majestic Pennine mountains and rolling lush green meadows that envelop this beautiful landscape.

Enter the village of Newby and marvel at the tranquil rural setting and picturesque views. Stonegarth is situated in the village's heart, standing proudly on a large plot, offering over a third of an acre of stunning gardens meticulously designed by the current owner.





*Take a closer look...*



Property Type:

*Detached House*

Square Footage:

*2051 sqft*

Council Tax Band:

*D*

EPC Rating:

*D*

Tenure

*Freehold*

# Why Newby?



STONEGARTH IS APPROXIMATELY 0.7 MILES FROM THE VILLAGE OF MORLAND WHERE A LOCALLY LOVED AND HIGHLY RATED PRIMARY SCHOOL IS SITUATED.

THE STUNNING CHURCH OF ST LAWRENCE IS WELL ATTENDED AND A HUB OF THE COMMUNITY. YOU WILL FIND AN AWARD WINNING CAFÉ; MILLYARD CAFÉ WHERE COFFEE ON THE PATIO YARD CAN BE ENJOYED OR A WOODFIRED PIZZA ON A FRIDAY NIGHT IS ESSENTIAL. SMALL PROVISIONS CAN ALSO BE PURCHASED FROM HERE.

THERE IS ALSO A PUB AND TENNIS COURTS.

PUBS ARE ALSO PLENTIFUL IN THE NEIGHBOURING VILLAGES.

THE LARGE VILLAGE OF SHAP IS A SHORT DRIVE AWAY AND FOR MORE AMENITIES, PENRITH CAN BE REACHED WITHIN A 10 MINUTE DRIVE.

THE LOCATION OF NEWBY IS THE GOLDBLOCKS ZONE FOR WALKERS. WITH LAKE ULLSWATER JUST A 20 MINUTE DRIVE, THE PENNINES AND PENNINE WAY A 15 MINUTE DRIVE AND THE YORKSHIRE DALES NATIONAL PARK ABUTS THE EDEN VALLEY AND OFFERS SO MUCH OPPORTUNITY FOR WALKERS AND RAILWAY ENTHUSIASTS.

# Newby Village





PARKING



GARDEN



IMAGINE STEPPING INTO A SERENE OASIS WHERE NATURE'S BEAUTY IS ON FULL DISPLAY. THIS ENCHANTING GARDEN IS A HARMONIOUS BLEND OF VIBRANT COLOURS AND SOOTHING GREENERY. AS YOU WALK ALONG THE WINDING STONE PATHWAYS, YOU'LL BE GREETED BY A VARIETY OF BLOOMING FLOWERS, FROM DELICATE ROSES TO CHEERFUL DAISIES, EACH ADDING A SPLASH OF COLOUR TO THE LANDSCAPE.

MAJESTIC TREES PROVIDE AMPLE SHADE, CREATING PERFECT SPOTS FOR RELAXATION.



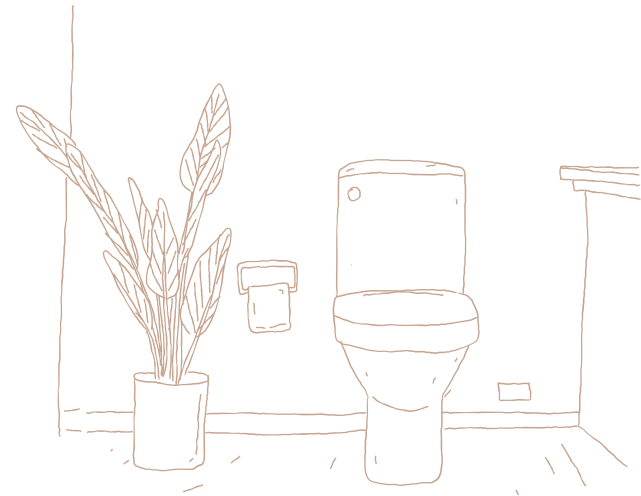


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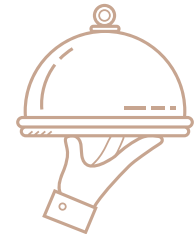
# WHERE CAN I FIND...



The Closest Primary School?  
Morland CofE Primary School is just 0.6 miles away which is just a 2 minute drive



The Local Shop?  
Appleby Spar is approximately a 12 minute drive away



A Delicious Meal?  
Mill Yard Cafe in Morland is just a 3 minute drive away



Somewhere Nice to Walk the Dog?  
There are plenty of walks on your door step to enjoy with or without your four legged friends!



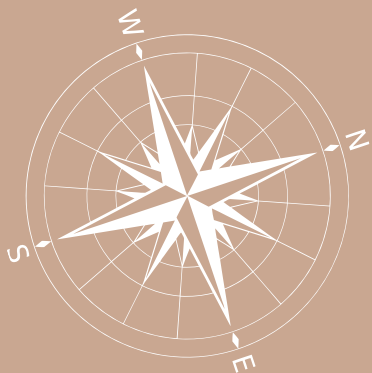
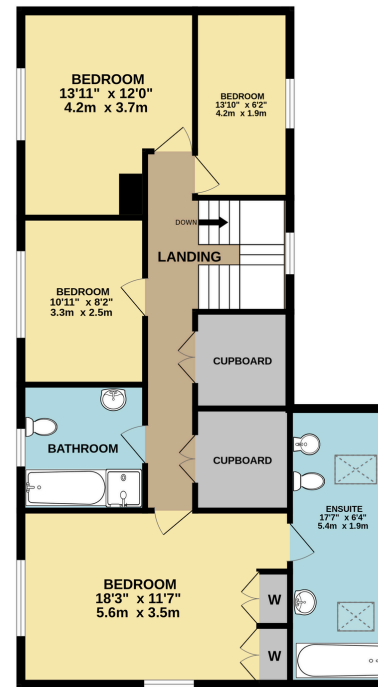
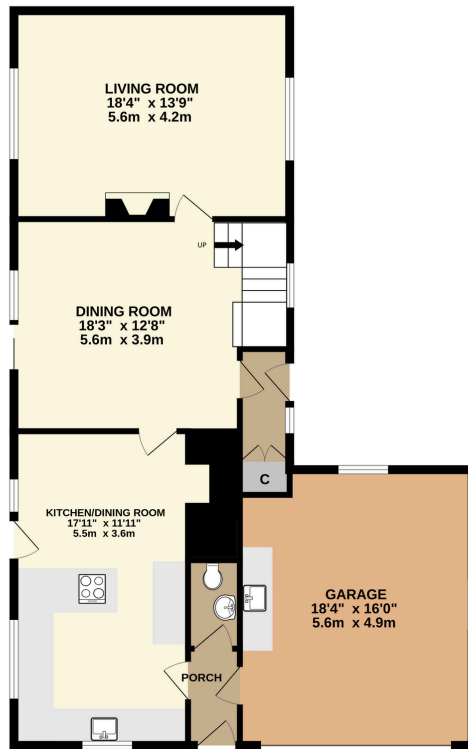
A Refreshing Pint?  
The Strickland Arms is just a 6 minute drive away, a beautiful country pub!



The Closest Secondary Schools  
Queen Elizabeth Grammar School, Penrith - 20 minute drive away  
Appleby Grammar School  
16 minute drive away







Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



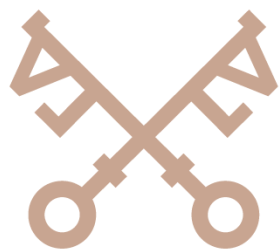


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NEWBY

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