

PKF

Field House, Park Head, Renwick, Penrith, Cumbria CA10 1JQ

Guide Price: £725,000





LOCATION

Located in the charming hamlet of Park Head, well situated for a more rural lifestyle, whilst being in close proximity to well served neighbouring villages at the foot of the Pennine range amidst the lovely, unspoilt countryside of east Cumbria. Both Penrith and Carlisle are within easy commuting distance and the M6 can be accessed at Junction 40, 41, or 42.

PROPERTY DESCRIPTION

A wonderful opportunity to acquire a substantial residence, set in grounds of approx. an acre and benefitting from extensive gardens, ample parking and a superb double garage. Currently 4 bedroomed, this versatile home could accommodate 5 bedrooms very easily indeed, catering well to the ever changing requirements of modern family living.

Positioned to make the most of rural living, yet forming part of a hamlet community, this delightful home has seen a number of recent upgrades which enhance the spacious property and provide accommodation that is in 'turn-key' condition. The property sits on the grounds of a former farming barn and has been sympathetically upgraded through the years whilst retaining plenty of character to remain inkeeping with surrounding structures and benefit from the inevitable charm that accompanies such features.

Ready for occupants who wish to enjoy a slice of the country lifestyle, whilst remaining part of a community and with facilities and services on offer in nearby neighboring villages, this sizeable home enjoys accommodation which briefly comprises entrance porch, welcoming hall, living room and kitchen/diner with floor to ceiling windows enjoying views over the garden and pond, a spacious office/bedroom 5, wet room/WC, boiler room/further cloaks room, kitchen/utility, reception room with bedroom 4 which also houses a delightful mezzanine area, previously used as a hobby space/office with space for a double bed. To the first floor, the attractive galleried landing steals the show and leads to three double bedrooms, one with ensuite facilities and a recently fitting family bathroom.

With light streaming in through the large rear aspect windows, the property is bright and spacious and enjoys a beautiful outlook, with generous lawned area, two ponds, bird watching hut, ample driveway parking, greenhouse, orchard and double garage.

There really is something about this property, it is a truly special home and one not to be missed!

ACCOMMODATION

Entrance Porch

Fully glazed and with flagged flooring, the porch offers ample cloaks space and benefits from an abundance of light streaming into the property. A solid wood door with glazed inserts leads into the hallway.

Hallway

A welcoming hallway with stairs to the first floor with understairs nook and storage cupboard, sconce lighting and glazed doors giving access to the living room and the kitchen/diner.

Living Room

6.52m x 4.15m (21' 5" x 13' 7") A truly beautiful, bright reception room with inset ceiling spotlights and enjoying an abundance of light due to the excellent amount of windows and large sliding doors opening out into the garden.

Kitchen/Diner

6.21m x 5.87m (20' 4" x 19' 3") A spacious room with wood flooring and inset ceiling spotlights throughout.

The contemporary kitchen, installed within the last 3 years, is fitted with an excellent range of wall and base units with complementary work surfacing and upstands, incorporating sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including electric hob with extractor over, separate eye level oven with warming drawer and microwave, full height fridge, dishwasher and useful refuse bin stores. Superb pantry cupboard and ample power points including a pop up point within the work surfacing.

The adjoining dining space enjoys floor to ceiling windows overlooking the garden and pond and benefits from a corner wood burning stove providing a cosy atmosphere for those more cooler evenings.

Office/Bedroom 5

4.03m x 2.85m (13' 3" x 9' 4") A bright front aspect room with wood flooring, floor to ceiling window and a further window to the front, both enjoying an attractive outlook. This room is currently in use as an office, but could easily be converted to an additional bedroom if desired.

Inner Hallway

Accessed via a glazed door from the kitchen/diner. With inset ceiling spotlights and giving access to the remaining ground floor rooms.

Wetroom/WC

2.70m x 1.58m (8' 10" x 5' 2") A useful room, with mains shower, wash hand basin and WC, part tiled walls, flagged flooring and obscured rear aspect window.

Boiler Room/Entrance/Cloaks Room

2.13m x 2.90m (7' 0" x 9' 6") With hot water cylinder and recently fitted central heating boiler, cloaks and boot area, useful ceiling mounted clothes dryer/airer, tiled flooring and glazed door out to the rear.

Utility Kitchen

2.13m x 2.86m (7' 0" x 9' 5") Fitted with a range of wall, base and full height units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding American style fridge freezer, extractor, tiled flooring, inset ceiling spotlights and Velux window. This room could be utilised as an independent kitchen, should the rooms to this end of the house wish to be used as an annexe for a dependent relative or family member.

Bedroom 4/Studio/Annexe

3.56m x 6.85m (11' 8" x 22' 6") A spacious room with dual aspect windows including floor to ceiling windows to the rear, overlooking the garden and allowing an abundance of natural light. With a large bookcase and ample space for lounge furniture, wood flooring, inset ceiling spotlights and stairs leading up to a mezzanine level.

The useful mezzanine level (3.56m x 3.08m (11' 8" x 10' 1") has eaves storage, wood flooring and has been used for a variety of purposes, including hobby room, office and also has space to accommodate a double bed if required.

FIRST FLOOR LANDING

An attractive, galleried landing overlooking the dining area below and towards the rear garden. With an arrowslit window at half landing level, excellent storage cupboards, wood flooring and doors to the first floor rooms.

Bedroom 1

3.86m x 4.17m (12' 8" x 13' 8") A triple aspect room with wood flooring and enjoying an abundance of natural light.

Bedroom 3

3.59m x 3.00m (11' 9" x 9' 10") An attractive double bedroom with wood flooring, two Velux windows and an additional window to the front aspect.

Bedroom 2

3.25m x 4.16m (10' 8" x 13' 8") A side aspect double bedroom with wood flooring, generous fitted cupboard/wardrobe and door to the ensuite.

Ensuite Shower Room

2.11m x 1.86m (6' 11" x 6' 1") Fitted with a three piece suite comprising shower cubicle with mains shower, concealed cistern WC and wash hand basin in a large vanity unit. Part tiled walls and tiled flooring, generous storage cupboard and Velux window.

Family Bathroom

2.07m x 2.99m (6' 9" x 9' 10") Fitted with a recently installed four piece suite comprising concealed WC and wash hand basin in a large vanity unit with illuminated mirror over and shaver point, bath with tap connected, hand held shower attachment over and shower cubicle with mains shower. Part tiled walls, wood flooring and obscured front aspect window.

EXTERNALLY

Gardens and Parking

The property sits within a generous plot of approx. 1 acre, and caters well to modern family living with generous gardens and offroad parking for several vehicles. The spacious gardens are mainly laid to lawn with attractive flagged patio areas lying directly behind the house, providing delightful places to sit out and enjoy the nature and the visiting wildlife. Bordered by a wide variety of trees and shrubs, the gardens also benefits from a useful orchard, two attractive ponds and a bird watching hut. The oil tank is also situated within the grounds.

Garage

Detached from the property but adjoining the garage/workshop of the neighbouring property. A generous double garage with up and over door, power and lighting.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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

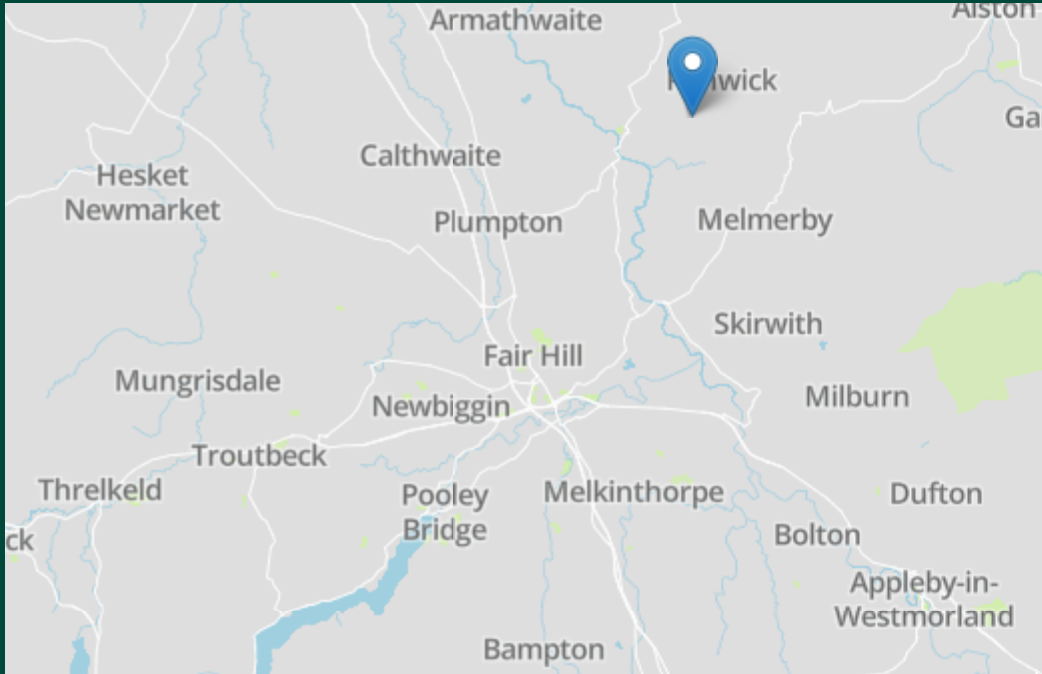
Mains electricity, water and septic tank drainage. Oil fired central heating (with a new boiler installed in 2021) with underfloor heating to both floors. Double glazing installed throughout. Telephone and B4RN broadband connection installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: Take the A6 north from Penrith, turning right after Plumpton for Lazonby and Kirkoswald. Follow the road through Lazonby, over the river Eden and up into the village. There is a sharp bend to the left, take a right turn and then an immediate left turn, following the road for 2 miles and take the left turn to Park Head. Continue on this road and the property can be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Approximate total area⁽¹⁾
2956.24 ft²
274.83 m²

Reduced headroom
57.07 ft²
5.3 m²

Floor 0 Building 1

Floor 0 Building 2

Floor 1 Building 1

Floor 1 Building 2

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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