

# PKK

Styan Bew, Hartsop, Penrith, Cumbria CA11 0NZ

Price Guide: £675,000





## LOCATION

Hartsop is a quintessential Lakeland Village which sits along the Patterdale Valley, immersed in the delightful countryside that forms part of the Lake District National Park. The neighboring villages of Patterdale and Glenridding are nearby and offer a range of services and active communities and there is a shop within a mile of the property at the The Brotherswater Inn campsite which we understand is open all year. Penrith, the M6 and Keswick to the north west and Windermere/Kendal to the south, are all within approx. 30-45 minutes' drive and London is only three hours away by train from Penrith railway station.

## PROPERTY DESCRIPTION

Nestled in the charming Lakeland village of Hartsop along the Patterdale Valley, and boasting views from every window, sits this most attractive, four bedroom, detached residence. If you are looking to enjoy an incredible rural lifestyle, then look no further ... welcome to Styan Bew.

With a name that refers to a 'stone structure/dwelling', this beautiful home sits proud amongst the incredible backdrop of Lakeland fells including Hartsop Dodd and Dove Cragg. Of bespoke construction circa 1994, the design and build of the property belies the appearance - which could be mistaken to date from the 1600's, due to the sympathetic use of local materials wherever possible, and thoughtful consideration to the display of character and charm throughout.

The accommodation is well-proportioned, offering an excellent degree of versatility, and includes two generous reception rooms, cottage kitchen - complete with forest green Aga, a super utility, office/hobby room, four double bedrooms, two bathrooms and ample storage. This is complemented by the attractive gardens that encompass Styan Bew and house an array of flowers and shrubs that provide a haven for nature. The sound of Pasture Beck adds to the tranquillity of the setting, which is a delight to experience in this private south-facing garden. The property also benefits from a private parking space with the advantage of a 7kw car charging point, and useful sheds which offer additional external storage options.

### Property Description Continued .....

For those who wish to explore the surrounding area, you will find a number of fell walks on your doorstep - including a few of Wainwright's renowned walks. The Brotherswater Inn is just a mile away, neighbouring villages of Patterdale and Glenridding provide numerous services, including shops, eateries and a doctors surgery, whilst Ullswater caters to those wishing to take to the water. Kirkstone Pass also provides convenient access to reach the South and Central Lakes.

Note: Local Occupancy Clause applies - please see Additional Information section and/or contact the PFK office for further information.

## ACCOMMODATION

### Spacious Utility Room

3.4m x 2.92m (11' 2" x 9' 7") max. Spacious utility area accessed via part glazed, wood door. Side aspect window, fitted work surface with tiled splash back and space below for the oil boiler and additional space/power/plumbing for under counter washing machine and freezer (or tumble dryer if preferred). Cloaks area, consumer unit, storage cupboard and tiled floor. Door to inner hallway and further door to:-

### Dining Kitchen

4.85m x 3.79m (15' 11" x 12' 5") max. Side aspect room fitted with a range of wall and base units in a Shaker style finish with solid wood worktop and upstands, tiled splash backs, double Belfast sink with mixer tap and separate water filter. A feature inglenook with tiled splash back houses a beautiful, forest green Aga with clothes creel above and useful area to one side providing work surface with open shelving beneath and flanking wall shelving. Integrated appliances include an eye level oven, electric hob and dishwasher. Tiled floor, space for dining table and glazed, double wooden doors (with steps down) providing access into the sun room.

### Sunroom

3.74m x 3.9m (12' 3" x 12' 10") Delightful reception room complemented by large windows and substantial additional roof windows which capture the scenery and active wildlife within the garden - and perfect for enjoying the enviable views of the Lakeland fells. This room has an abundance of character on display including beamed ceiling, multifuel stove and wood flooring. Ample space for dining and living furniture, two radiators, door providing access to the side of the property and internal, latch door to:-

### Bedroom 4

3.76m x 2.82m (12' 4" x 9' 3") With dual aspect windows this beautiful, light room is a delightful bedroom complete with views, beamed ceiling, Velux window, exposed stonework, wood flooring and its own en suite facilities.

### En suite Shower room

2.03m x 1.66m (6' 8" x 5' 5") Accessed via two wooden steps from the bedroom. Fitted with three piece suite comprising tiled shower cubicle, WC and wash hand basin with tiled splash back. Heated towel rail, extractor fan and tiled floor.

### Inner Hallway

Providing access to the living Room and office/hobby room. Recessed shelving and stairs to first floor accommodation with useful nook beneath.

## Office/Hobby Room

2.02m x 2.19m (6' 8" x 7' 2") max. A versatile space with upper level shelf, further shelved recess, radiator and carpeting.

## Living Room

5.11m x 3.93m (16' 9" x 12' 11") A most beautiful, triple aspect room enjoying a stunning rural outlook. A substantial inglenook with feature brickwork, tiled hearth and wooden lintel over houses an Esse multifuel stove and feature recesses further enhance the character of this room. Carpeting and radiator.

# FIRST FLOOR

## Landing

A light staircase with two windows as you ascend the stairs leads to the first floor landing which provides access to three double bedrooms and a family bathroom. Carpeting and built in, shelved airing/cylinder cupboard.

## Bedroom 1

3.93m x 5.11m (12' 11" x 16' 9") max. Very generous, dual aspect room with incredible views, carpeting and radiator.

## Bedroom 2/Office

3.81m x 3.02m (12' 6" x 9' 11") max. South facing room, currently utilised as an office, with wooden flooring, built in shelving and access to loft area.

## Bedroom 3

3.24m x 2.97m (10' 8" x 9' 9") South facing room with carpeting, radiator and built in wardrobes. Currently used as a study with single bed in situ, however, this could easily accommodate a double bed if required.

## Family Bathroom

Front aspect bathroom with sloped ceiling and fitted with four piece suite comprising claw footed, slipper bath, fully tiled shower cubicle, WC and wash hand basin. Recessed spotlights, heated towel rail, radiator, extractor fan, useful eaves storage cupboard and tiled floor.

# EXTERNALLY

## Private Off Road Parking

There is off road parking available for one vehicle with the advantage of a 7kw electric vehicle charging point.

## Gardens

A cottage style garden extends around the entire property, set over two levels and enjoying several fabulous view points to the surrounding Lakeland fells. It is well stocked with a variety of trees, shrubs and flowers to provide an array of colour throughout the year and truly is a tranquil area to enjoy nature, complimenting the style of Styan Bew very well indeed. A range of garden sheds provide generous storage options and furthermore, within the garden walls there are clever recesses which are used for the storage of recycling materials.

# ADDITIONAL INFORMATION

## Tenure

Freehold.

## Septic Tank

Drainage is to a septic tank situated in the field to the rear of the property. The tank is owned by the neighboring property (and also serves their property) but Styan Bew has a right of access when needed.

We understand it complies with current standards and rules introduced on 1st January 2020. However, we would advise any prospective purchaser to satisfy themselves regarding this matter.

## Local Occupancy Clause

This property is subject to a local occupancy clause restricting the sale to a person(s) with a local connection. This briefly includes a person employed in the locality, a member of the armed forces, a person who has for the period of three years preceding had their own principal residence in the locality or those who are required to provide or receive care by a family member who lives in the locality. In this condition, the locality means the Parishes of Askham, Bampton, Barton, Dacre, Hutton, Lowther, Martindale, Matterdale, Mungrisdale, Patterdale, Shap Rural and Thrimby. Some additional concessions are permitted and if you require additional information, please contact the PFK office.

## 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; shared septic tank drainage; oil central heating supplemented by AGA which also heats the water; double glazing installed throughout; telephone & broadband connections 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 F

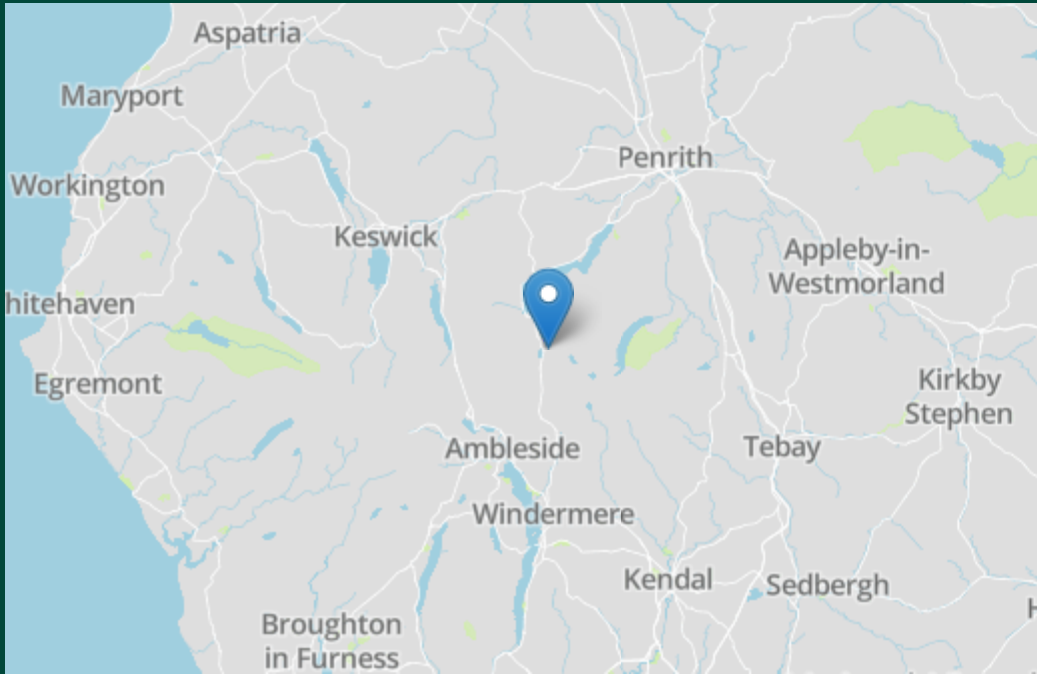
Viewing: Through our Penrith office, 01768 862135.

Directions: From junction 40 of the M6 at Penrith, access the A66 trunk road heading west and proceed for just under a mile to the Rheged Discovery Centre roundabout. Take the second exit (A592 for Ullswater) and continue for approximately 11 miles along this route - which borders Ullswater. Proceed through Glenridding and continue on to Patterdale. Once you exit Patterdale, stay on the A592 and after approximately 2 miles, take the left turn (by the bus stop) to Hartsop. Once in the village, the property can be found a short distance along on the right hand side. To park, proceed along the road to a public car park where you can park whilst exploring the area.

What3Words - Property - suspended.indicate.sport

What3Words - Parking - handbags.comical.adjusting





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



**Approximate total area<sup>(1)</sup>**  
1563.45 ft<sup>2</sup>  
147.11 m<sup>2</sup>

**Reduced headroom**  
32.3 ft<sup>2</sup>  
3 m<sup>2</sup>



Floor 0



Floor 1

(1) Excluding balconies and terraces

⌚: 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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