

Cumbrian Properties

Rookery Farmhouse, Crosby Garrett



Price Region £399,500

EPC-E

Detached period property | Stunning countryside views
2 receptions | 3 double bedrooms | 1 bathroom
Gardens & parking | Grade II listed | No onward chain

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ ROOKERY FARMHOUSE, CROSBY GARRETT

This charming, Grade II listed, three double bedroom, detached period property, which is offered to the market in pristine condition, is full of character with many original features along with a variety of modern touches throughout. Situated in the sought after village of Crosby Garrett the accommodation briefly comprises entrance hall with original oak staircase, lounge with feature open cast iron fireplace, dining room with polished stone fireplace, and kitchen with integrated appliances. To the first floor there are three double bedrooms – two with fitted wardrobes, and three piece bathroom. Externally there are front and rear gardens with decked seating areas enjoying stunning views over the countryside, and a spacious driveway providing off-road parking for several vehicles. Sold with the benefit of no onward chain.

Crosby Garrett is a peaceful hamlet surrounded by fells, fields and quiet country lanes yet still within easy reach of the market towns of Kirkby Stephen (approx. 4 miles) and Appleby (approx. 6 miles) where there are primary and secondary schools, local amenities and stations on the Settle to Carlisle railway line.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Front door into the spacious entrance hall.

ENTRANCE HALL (10' x 7'6) Radiator, original oak staircase to the first floor, understairs storage cupboard, doors to lounge and dining room.



ENTRANCE HALL

LOUNGE (15' x 13') Radiator, double glazed windows to the front and side, cast iron fireplace, built-in storage cupboards and shelving, and exposed ceiling beam.



LOUNGE

3/ ROOKERY FARMHOUSE, CROSBY GARRETT

DINING ROOM (16' max into the bay window x 14') Two double glazed bay windows to the front, coal effect electric fire with polished stone back and hearth in a wood surround, two radiators, exposed ceiling beam and opening to the kitchen.



DINING ROOM

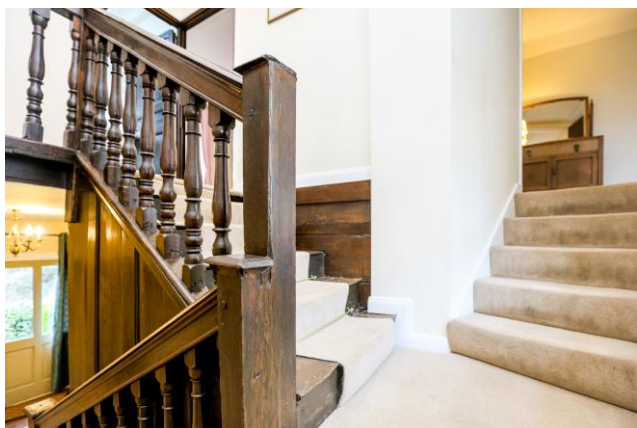
KITCHEN (16' x 8'8) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, four ring induction hob with oven below and extractor hood above, integrated fridge freezer, integrated dishwasher and plumbing for washing machine. Part tiled walls and splashbacks, radiator, vinyl flooring, double glazed window and door to the rear.



KITCHEN

FIRST FLOOR

SPLIT LEVEL LANDING Doors to bedrooms and bathroom. Loft access.



STAIRCASE & LANDING

4/ ROOKERY FARMHOUSE, CROSBY GARRETT

BEDROOM 1 (13' x 13') Double glazed window to the front with original stone window sill, radiator and two walk-in wardrobes.



BEDROOM 1

BEDROOM 2 (15' x 13') Double glazed window to the front with original stone window sill, radiator and walk-in wardrobe.



BEDROOM 2

BEDROOM 3 (16' x 9') Radiator and double glazed windows to the side and rear.



BEDROOM 3

5/ ROOKERY FARMHOUSE, CROSBY GARRETT

BATHROOM Three piece suite comprising shower over panelled bath, wash hand basin & WC. Part tiled walls, heated towel rail, wood effect flooring & double glazed window to the front.



BATHROOM

OUTSIDE To the front of the property is a spacious driveway providing off-road parking and a gravelled garden with decked seating area, wooden shed and a variety of plants and shrubs. To the rear of the property is a gravelled garden with decked seating area, a variety of mature plants and shrubs, and stunning views over the countryside.

ALLOTMENT / GARDEN AREA (66'/20 metres approx.) Option of an additional "Allotment size" garden area to the rear of the property which would be ideal as a vegetable garden, small livestock, or other natural purpose. (Subject to negotiation, not included in sale).

ADJACENT 3 ACRE FIELD Option to rent or purchase in full or part. Good pasture quality, this would be ideal for livestock or equine purposes (Subject to negotiation, not included in sale).



REAR GARDENS

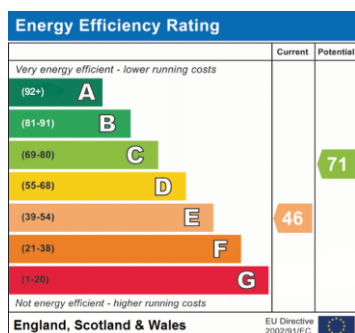
6/ ROOKERY FARMHOUSE, CROSBY GARRETT



VIEWS TO THE REAR

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.



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.

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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.