

PK New House Farmhouse, Nr Penrith, Cumbria CA11 9QF
Guide Price: £900,000



LOCATION

Barely 10 miles from Penrith and around 13 miles from Carlisle, Thomas Close sits near to Hutton End and enjoys a rural setting with only a handful of neighbouring properties. With easy access to the M6, around 3 miles from Thomas Close, properties rarely come up in this area, which offers a mix of convenience within an expansive rural setting. The nearest villages include Calthwaite and Ivegill, both of which have a primary school, and the nearby Southwaite Services offers a number of shops.

PROPERTY DESCRIPTION

Lovingly maintained and cared for by the current owners, there are few properties quite like this exquisite residence, especially ones which fulfil so much and cater incredibly well to an ever diverse broad spectrum of wants and needs. Having created a most welcoming home, the current owners are now relocating, allowing a rare opportunity for new custodians to occupy this grand property.

If you are looking for a substantial period residence, extended to offer a range of accommodation, including 5 bedrooms incorporating the wonderful and versatile annexe, which can be both integrated or separated from the main dwelling house, a vast array of outbuildings, all of which are in excellent order and provide a host of scope and opportunity, then New House Farmhouse may well be the property for you. These outbuildings include a former byre and an upper level barn/office, all nestled within expansive, established and incredibly well maintained gardens.

With agricultural land bordering the property, there is a wonderful feeling of peace and tranquility, whilst being conveniently located between the town of Penrith and the city of Carlisle, in the rural idyll of Thomas Close.

New House Farmhouse is a delightful residence that must be viewed to be fully appreciated and briefly comprises the following generously proportioned accommodation; two entrance halls with the adjoining staircases, one of which forms part of the original dwelling, and includes a study/office, formal dining room, expansive living room, cloakroom/WC and pantry to the ground floor. The remainder of the ground floor includes a charming kitchen with ample dining space, sun room which overlooks the delightful garden, further study/office, cloakroom/WC, pantry and utility with door leading through to the annexe.

PROPERTY DESCRIPTION CONTINUED...

Description continued...

To the first floor, there is a galleried landing overlooking the courtyard which continues through to the annexe. There are four generous bedrooms, three of which enjoy their own ensuite facilities, shower room, laundry room, and an excellent range of storage options.

The annexe, formerly a byre, is a charming property with a separate external entrance from the courtyard, open plan living/dining room with doors out to the garden and kitchenette to the ground floor. To the first floor there is a generous bedroom with ensuite facilities.

Outbuildings - The range of outbuildings wrap around the courtyard, providing a great deal of scope and opportunity and are detailed further below. Within the courtyard lies ample parking, including a two vehicle car port.

Gardens - Immaculately presented and beautifully manicured to create a private haven, these extend around the property, annexe and outbuildings, containing flower bed borders, wilding meadows, generous lawns and established trees and shrubs.

ACCOMMODATION

Entrance Hall

Accessed via part glazed door. A generous entrance hall with doors giving access to the cloakroom/WC, kitchen/dining area and dining hall. Stairs to the first floor with understairs storage cupboard with lighting, radiator and sash and case windows.

Cloakroom/WC

1.56m x 2.30m (5' 1" x 7' 7") Fitted with wash hand basin in vanity unit and WC, coat hooks, radiator and obscured window.

Kitchen/Diner

5.1m x 4.4m (16' 9" x 14' 5") (2.9m x 1.6m (9' 6" x 5' 3") (max measurements) An L shaped kitchen fitted with an excellent range of wall and base units with complementary work surfacing incorporating twin bowl, stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Superb Aga cooker, served by both oil and electricity, space for dishwasher and under counter fridge, feature under-unit lighting and part laminate, part carpeted flooring. Ample space to accommodate dining table, twin windows with an additional feature window, inset ceiling spotlights and doors giving access to the utility room, sun room and the study.

Utility Room

2.8m x 3.8m (9' 2" x 12' 6") (approx measurements) Fitted with a range of wood wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap. Space and plumbing for under counter washing machine, excellent cloaks area, fuse boxes and space for full height fridge freezer. Radiator. Door giving access to the annexe with a further door leading to a larder with shelving, old meat safe and window, part glazed stable style door leads from the utility out to the courtyard.

Sun Room

3.2m x 6.3m (10' 6" x 20' 8") Glazed to two sides with exposed stonework to one wall and patio doors leading out to the south facing garden. Three Velux windows with fitted blinds, radiator and glazed double doors giving access into the study.

Study

4.09m x 3.33m (13' 5" x 10' 11") A bright and spacious front aspect room with shelved cupboard and enjoying views over the garden. Currently used as a study, this room could serve a variety of purposes.

Dining Hall

4.6m x 4.1m (15' 1" x 13' 5") (exc recesses) With coving to the ceiling, radiator and twin, sash and case windows.

Central Hallway

Stairs to the first floor with feature, arched sash window at half landing level and door to a useful, good sized understairs storage area with radiator. Door to formal living room and to a further entrance hall, which would have been the original hallway into the main house.

Formal Living Room

10.0m x 4.5m (32' 10" x 14' 9") A wonderful, welcoming reception room with modern, wood burning stove in a marble surround with ornate detailing and tiled hearth. Coving to the ceiling, radiators and fully shelved recess. Twin, front aspect sash and case windows with working shutters, enjoying superb views over the garden and glazed door to the garden, allowing an abundance of light to stream into the room.

Original Entrance Hall

With part glazed exterior entrance door. With coving to the ceiling and radiator, this generous hallway gives access to the remainder of the ground floor accommodation including office, pantry and cloakroom/WC.

Office

4.6m x 3.0m (15' 1" x 9' 10") With radiator and enjoying views over the garden, this bright room is currently utilised as an office, however could lend itself to a variety of purposes.

Cloakroom/WC 2

2.1m x 3.0m (6' 11" x 9' 10") Fitted with WC and wash hand basin, cloaks area, shelved cupboard housing the consumer units, loft hatch, radiator and side aspect window.

Pantry

1.5m x 1.8m (4' 11" x 5' 11") A useful utility room, fitted with wall and base units with work surfacing over, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for under counter fridge and side aspect window.

FIRST FLOOR LANDING

Stairs lead to a galleried landing with outlook over the courtyard. To the left is access to the principal suite with the remaining bedrooms and facilities being to the right.

Principal Suite - Bedroom 1

5.43m x 4.49m (17' 10" x 14' 9") A generous double bedroom with twin, sash and case windows overlooking the garden. A beautiful room, including adjoining dressing area with fitted wardrobes, one with shelving and housing the hot water cylinder, side aspect window and giving access to the ensuite bathroom.

Ensuite Bathroom

2.1m x 3.0m (6' 11" x 9' 10") Fitted with three piece suite comprising panelled bath with mains shower over and fixed shower screen, WC and wash hand basin. Part panelled walls, radiator and heated towel rail, shaver point, recessed spotlights and sash and case window.

Bedroom 4

3.4m x 3.4m (11' 2" x 11' 2") A front aspect double bedroom enjoying views over the garden. With coving to the ceiling, radiator and fitted wardrobes and cupboards to one wall.

Bedroom 2

4.0m x 4.0m (13' 1" x 13' 1") A generous double bedroom with fitted wardrobes, sash and case window, radiator and steps leading down to an ensuite.

Bedroom 2 - Ensuite Bathroom

2.1m x 2.1m (6' 11" x 6' 11") Fitted with three piece suite comprising panelled bath with mains shower over and fitted shower screen, wash hand basin with tiled splashbacks and WC. Shaving point, radiator, part panelled walls and sash and case window.

Shower Room

2.13m x 1.69m (7' 0" x 5' 7") Fitted with three piece suite comprising WC, wash hand basin with tiled splashbacks and tiled shower cubicle with mains shower. Fitted mirror, shaving point, radiator and heated towel rail.

Central Landing

With stairs leading down to the ground floor, radiator, front aspect window and door to shower room. Triple door storage cupboard, currently used as an airing cupboard, with large hot water cylinder, radiator and roof light. Doors from the landing give access into the laundry room and bedroom 3 with a further door leading into the annexe.

Laundry Room

2.1m x 2.3m (6' 11" x 7' 7") With radiator and front aspect, double glazed slit window.

Bedroom 3

3.5m x 4.0m (11' 6" x 13' 1") A beautiful room with twin double glazed windows, fitted wardrobe/cupboard and door to ensuite.

Bedroom 3 - Ensuite Bathroom

3.1m x 1.8m (10' 2" x 5' 11") Fitted with three piece suite comprising panelled bath with mains shower over and fitted shower screen, wash hand basin with tiled splashbacks and WC. Fitted mirror with light over, part panelled walls, heated towel rail, radiator and narrow window.

ANNEXE ACCOMMODATION

Annexe - Entrance Porch

Accessed both independently from the main house via wood front door with glazed side panels or from within New House itself. With stairs to the first floor, radiator and door leading to the living accommodation. Please note there is a stairlift fitted.

Annexe - Living/Dining Area

5.82m x 4.23m (19' 1" x 13' 11") (max approx measurements) A generous L shaped room with open fire in a beautiful marble fireplace with ornate tiled surround and tiled hearth. With ample space for living and dining furniture, useful understairs cupboard, glazed double doors and additional patio door leading out to the established gardens. Door leading into the kitchenette.

Annexe - Kitchenette

3.5m x 1.9m (11' 6" x 6' 3") Fitted with a good range of wood wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Ceramic hob with extractor fan over, integrated under counter fridge, radiator and part glazed, stable style door leading out to the courtyard.

ANNEXE - FIRST FLOOR LANDING

With vaulted ceiling and low level arched window, excellent storage room with beams and lighting, further cupboards, radiator and door to bedroom with further door adjoining the first floor landing of the main house.

Annexe - Bedroom

3.2m x 5.3m (10' 6" x 17' 5") (max measurements) A generous, dual aspect double bedroom enjoying far reaching views over the gardens. With beamed ceiling, double fronted cupboard and door to ensuite bathroom.

Annexe - Ensuite Bathroom

5.3m x 3.3m (17' 5" x 10' 10") Fitted with three piece suite comprising WC, wash hand basin with mirror, light and shaving point over and panelled bath with mains shower over and fitted screen. Walk in, double fronted cupboard with shelving and housing the hot water cylinder, part panelled walls, radiator and heated towel rail.

EXTERNALLY

Gardens and Parking

The road running to the property is shared. A gated entrance with cattle grid and pedestrian gate leads into a large courtyard providing parking and giving access to the main house, annexe, outbuildings and office space. There are beautiful, wraparound private gardens to three sides with a large lawn, woodland area with established trees, raised vegetable beds, greenhouse, flower beds and delightful seating areas. Attractively maintained and presented, the gardens are a delight to experience and display the labour of love incurred by the current vendors.

OUTBUILDINGS

Within the courtyard of the property, there are a number of barns and outhouses.

Boiler Barn - 3.8m x 3.8m (12' 6" x 12' 6") (approx measurements) Housing the wood pellet boiler system to the ground floor and also the mezzanine floor over.

Alley Barn - 3.79m x 2.94m (12' 5" x 9' 8") Housing the wood pellet store/feeder and also the oil tank. With power supply and giving direct access from the courtyard to the garden.

Byre 1 - 3.7m x 5.9m (12' 2" x 19' 4") (approx measurements) Currently utilised as a wood store, with power supply, two original stalls and stable style door.

Byre 2 - 3.1m x 3.7m (10' 2" x 12' 2") (approx measurements) Currently used for storage. With power supply and two original stalls.

FURTHER OUTBUILDINGS

Toy Barn - 4.0m x 7.3m (13' 1" x 23' 11") (approx measurements) With power supply, original feeder and hayrack, this is currently used for the storage of gardening tools and lawn mowers.

Car Port - 6.0m x 4.0m (19' 8" x 13' 1") A two vehicle car port with electric points and wood double doors leading to the garden.

Large Byre/Barn - 17.5m x 8.2m (57' 5" x 26' 11") Having recently had a new roof fitted and the floor levelled, this well maintained, substantial area is an excellent space that could lend itself to a variety of purposes. With windows to either side, power points, original byre stalls with fitted troughs and feeders and large wood doors leading out to the courtyard.

Upper Level Barn/Office - Stone steps lead up to a former office/study area with an entrance porch with cloaks cupboard and door leading into the main room. The main room is (4.0m x 3.8m (13' 1" x 12' 6") with front and rear windows, beamed ceiling and excellent storage cupboard. This too could be utilised for a variety of purposes, but could be ideal as a home office or used for ancillary accommodation.

ADDITIONAL INFORMATION

Tenure, Council Tax & EPC

The tenure is freehold.
The Council Band is G.
The EPC rating for New House Farm is E.
The EPC rating for New House Farm Annexe is F.

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.

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

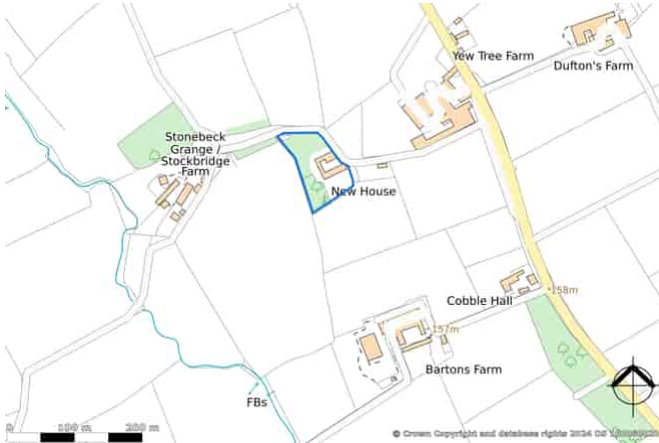
Mains electricity, water and septic tank drainage. (we understand this complies with current regulations). Heating is supplied by wood pellet boiler with an oil tank in place covering the Aga cooker. Telephone line installed subject to BT regulations with Fibribus broadband installed. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

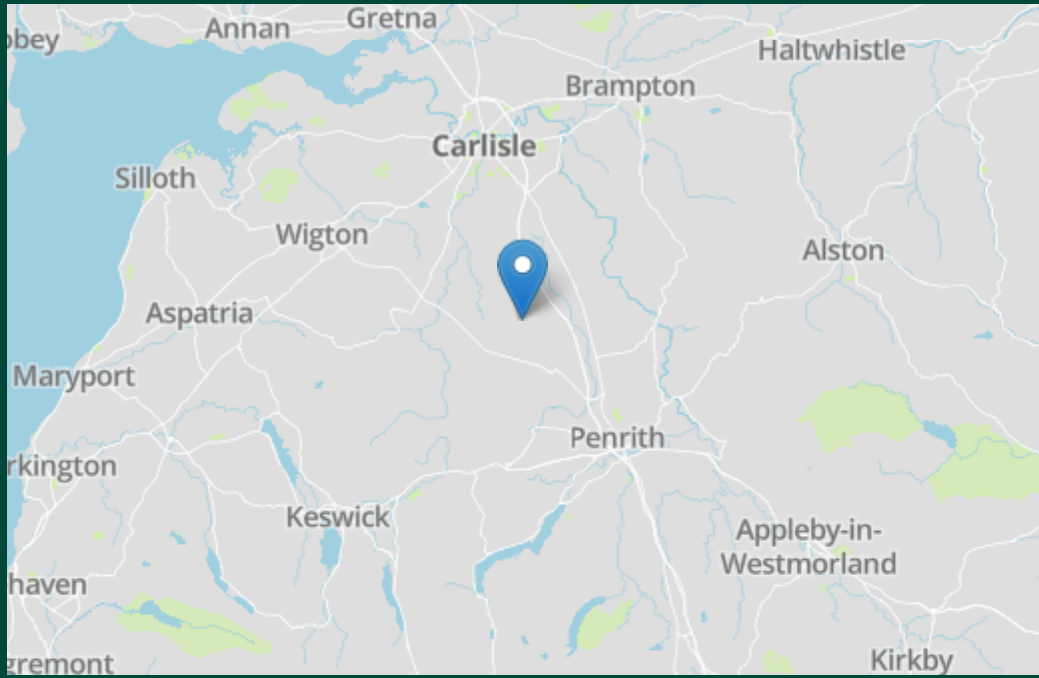
Please note the annexe is currently a commercial entity with separately metered services.

Solar panels were added to the property in 2012 - for information on the recent income, please contact the Penrith office.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, take the M6 northbound and exit at Junction 41 (Wigton). Take the first exit and continue on the B5305 taking the right turn, after a sharp left bend, for Hutton End/Ivegill/Carlisle. Continue on this road through Hutton End, and you will pass a stone built property on the left. A very short distance beyond this roadside property, you will come to a layby on the left. Take this layby, followed by the left turn. Continue over four unmarked speedbumps and the property can be found ahead.





PFK

Approximate total area⁽¹⁾
 8073.91 ft²
 750.09 m²

Reduced headroom
 10.11 ft²
 0.94 m²

(1) Excluding balconies and terraces

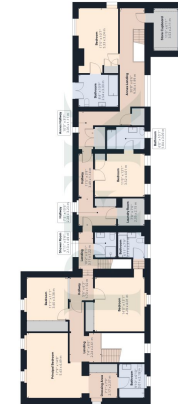
Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1