

An aerial photograph of a rural farmstead. The buildings are constructed from grey stone and have dark, weathered roofs. They are arranged in a cluster, with a large central building and several smaller outbuildings. The farm is surrounded by lush green fields and a dense line of trees. In the background, rolling hills and mountains are visible under a dramatic, cloudy sky. The overall scene is peaceful and scenic.

PFK
RURAL

Greenthwaite Hall & Greenthwaite Hall Cottage

Greystoke | Penrith

Welcome to

Greenthwaite Hall & Greenthwaite Hall Cottage

A rare opportunity to acquire two stunning Grade II* listed properties and a range of traditional outbuildings with development potential in a spectacular rural location on the fringe of the Lake District National Park.

Penrith 6 miles | Keswick 12 miles



Introduction

Sitting in a desirable rural location just a stone's throw away from the Lake District National Park and within walking distance of the picturesque village of Greystoke, you will find Greenthwaite Hall and Greenthwaite Hall Cottage. These striking Grade II* Listed properties date back to the 16th century. Both properties would benefit from renovation and modernisation throughout and with the added bonus of a range of potentially developable traditional farm buildings, a truly remarkable project awaits someone.

Greystoke Village lies around 5 miles west of Penrith and offers a general store with post office, outdoor swimming pool, primary school, village hall, village green and well renowned pub "The Boot & Shoe".

The market town of Penrith has excellent transport links through the M6, A66, A6 and the main West coast railway line. Facilities include secondary schools, leisure facilities, supermarkets, a range of locally owned and national high street shops. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.





Greenthwaite Hall

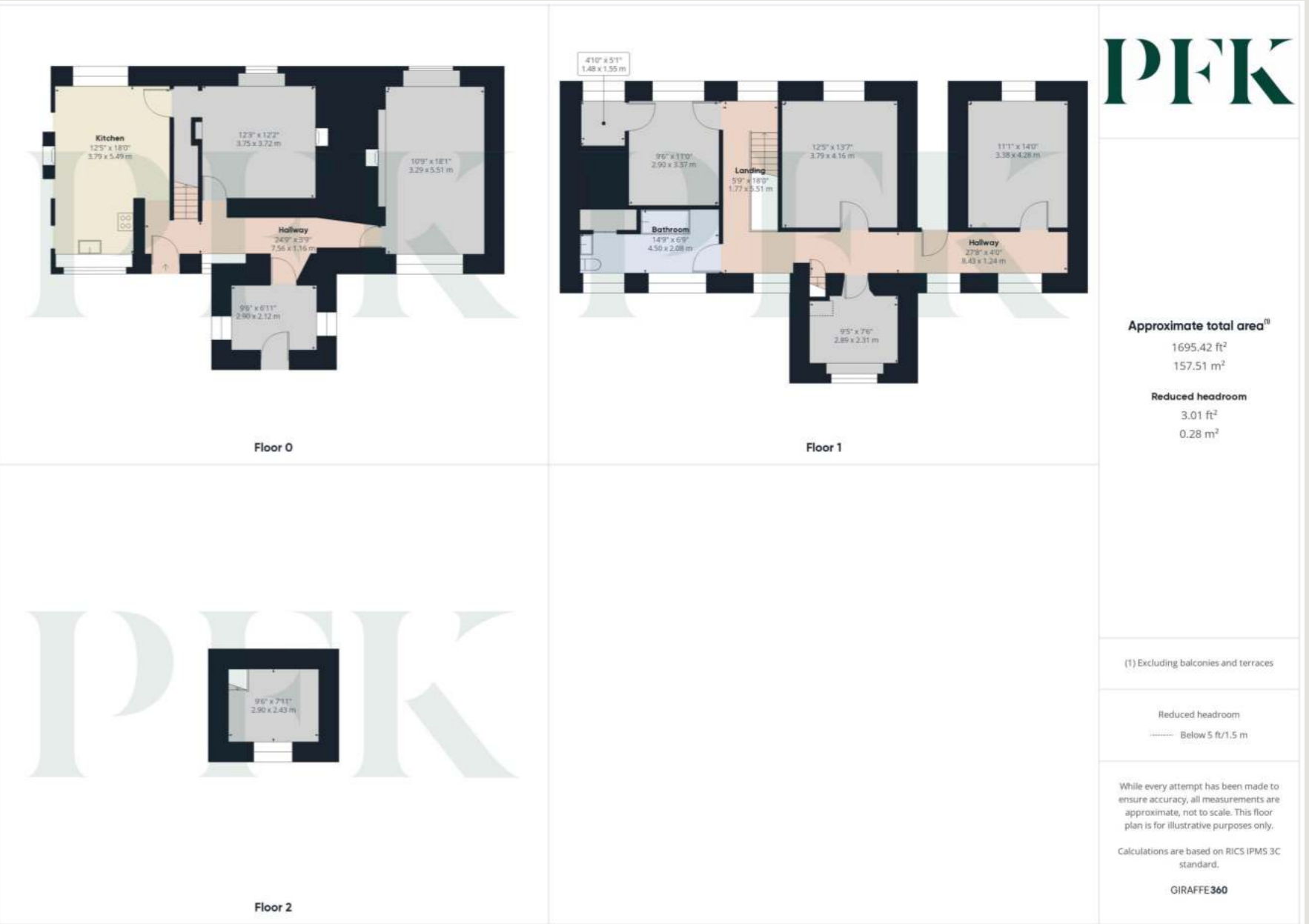
Greenthwaite Hall comprises of: Entrance porch, kitchen, dining room, sitting room, 4 bedrooms, bathroom and loft.

Externally, the property benefits from a large rear garden with mature trees. To the front of the property is a shared enclosed yard/patio area and parking within the courtyard.





Floorplan



Greenthwaite Hall Cottage

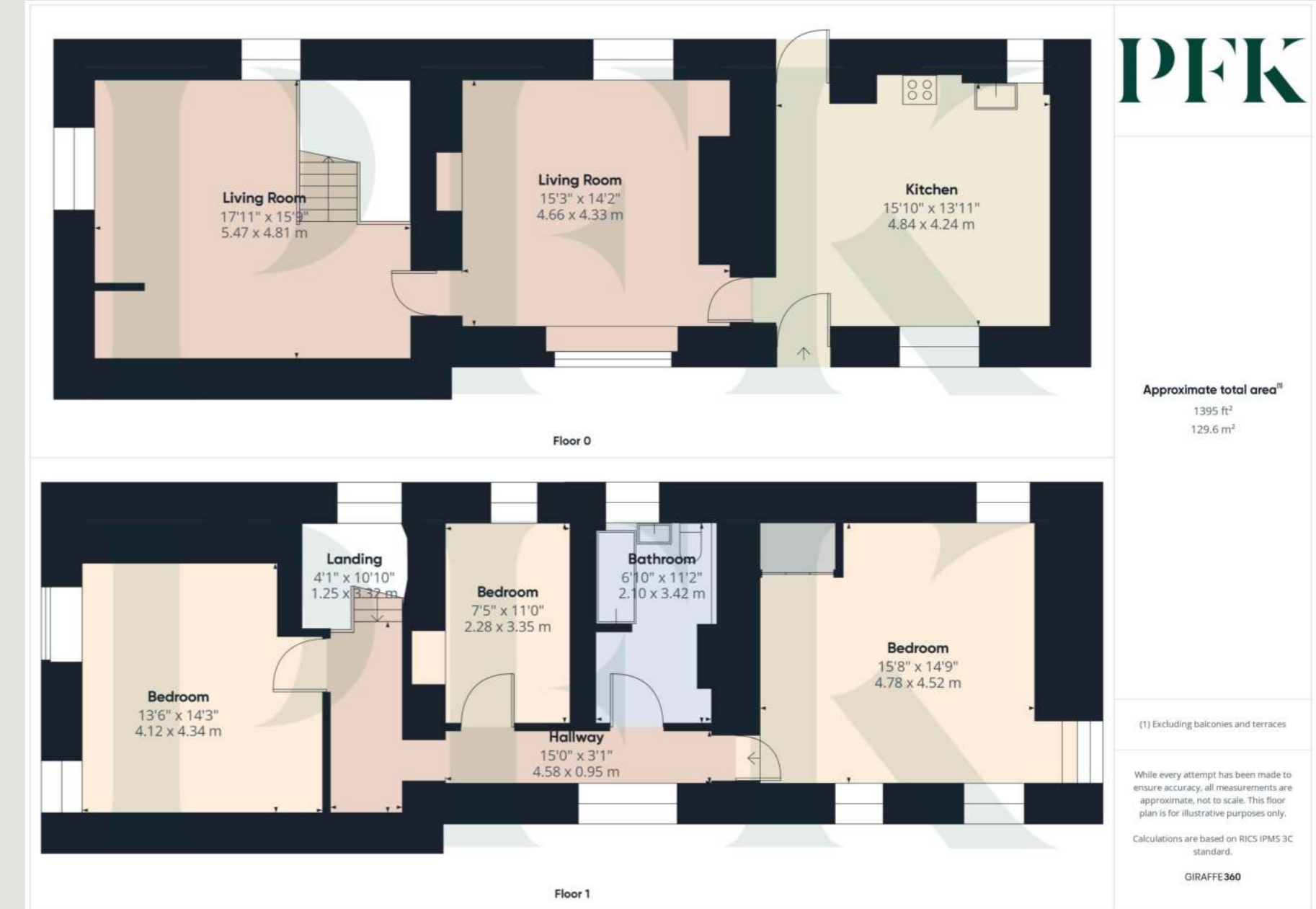
Greenthwaite Hall Cottage comprises of: Kitchen, 2 reception rooms, 3 bedrooms and bathroom.

Externally the cottage benefits from a lawned rear and side garden, patio and outbuilding. Parking for the cottage is located at the front of the property.





Floorplan



Outbuildings

There are a range of traditional stone-built outbuildings with slate roofs that have great potential for development into a wide range of uses.

There is an adjoining modern addition to the rear of the traditional outbuildings consisting of a steel portal frame cubicle shed with feed passage, concrete floor, concrete panels and Yorkshire boarding on the side elevations and a corrugated roof.





Useful Information

Services

Mains water and electricity. Greenthwaite Hall Cottage, benefits from oil fired central heating. Foul drainage is via a septic tank. It should be noted that the septic tank may not meet current requirements and the Purchaser will be required to install a new Sewage Treatment Plant inside the curtilage of the property within 12 months of completion.

Wayleaves, Easements, Covenants & Rights of Way

The property is sold subject to all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations and easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, and water, gas and other pipes, whether or not referred to in these particulars. The Vendor will retain the right to lay new utilities under the driveway.

Any Purchasers will be deemed to have satisfied themselves as to the nature of such restrictions and are advised to contact the Vendors' Solicitors for details:

Mrs N Fell of Harrison Drury,
Bridge Mills,
Stramongate,
Kendal,
LA9 4BD
Tel: 01539 628042

Any Purchaser will have satisfied themselves as to the nature of such restrictions

Local Authority

Westmorland and Furness Council, Voreda House, Portland Place, Penrith, Cumbria, CA11 7BF

Boundaries

The purchaser will be responsible for maintaining a stockproof boundary around the perimeter of the property.

Council Tax Bands

Greenthwaite Hall – E | Greenthwaite Hall Cottage – B

Energy Performance Ratings

Greenthwaite Hall - G | Greenthwaite Hall Cottage - E

Tenure

The property is offered for sale freehold with vacant possession upon the date of completion.

Method of Sale

The property is offered for sale by Private Treaty. The Selling Agents reserve the right to set a closing date for offers. The Vendors reserve the right to alter or divide the property or to withdraw or exclude any of the property at any time.

Viewings

Strictly by appointment with PFK Rural. Please contact us on 01768 866611 or at rural@pfk.co.uk

Directions

From the M6 J40 roundabout, take the exit towards Penrith, signposted A592 and at the mini roundabout take the first exit onto Haweswater Road. After 0.75 miles, take the 1st exit on the roundabout towards Greystoke. Continue on the B5288 for approximately 4 miles. Upon reaching the centre of the village of Greystoke, turn onto Berrier Road with the Boot & Shoe on your left hand side. Continue on this road for approximately 0.7 miles and the driveway to Greenthwaite Hall will be on your right hand side.

What3Words

///relaxing.culminate.employ

Sat Nav

CA11 0XA

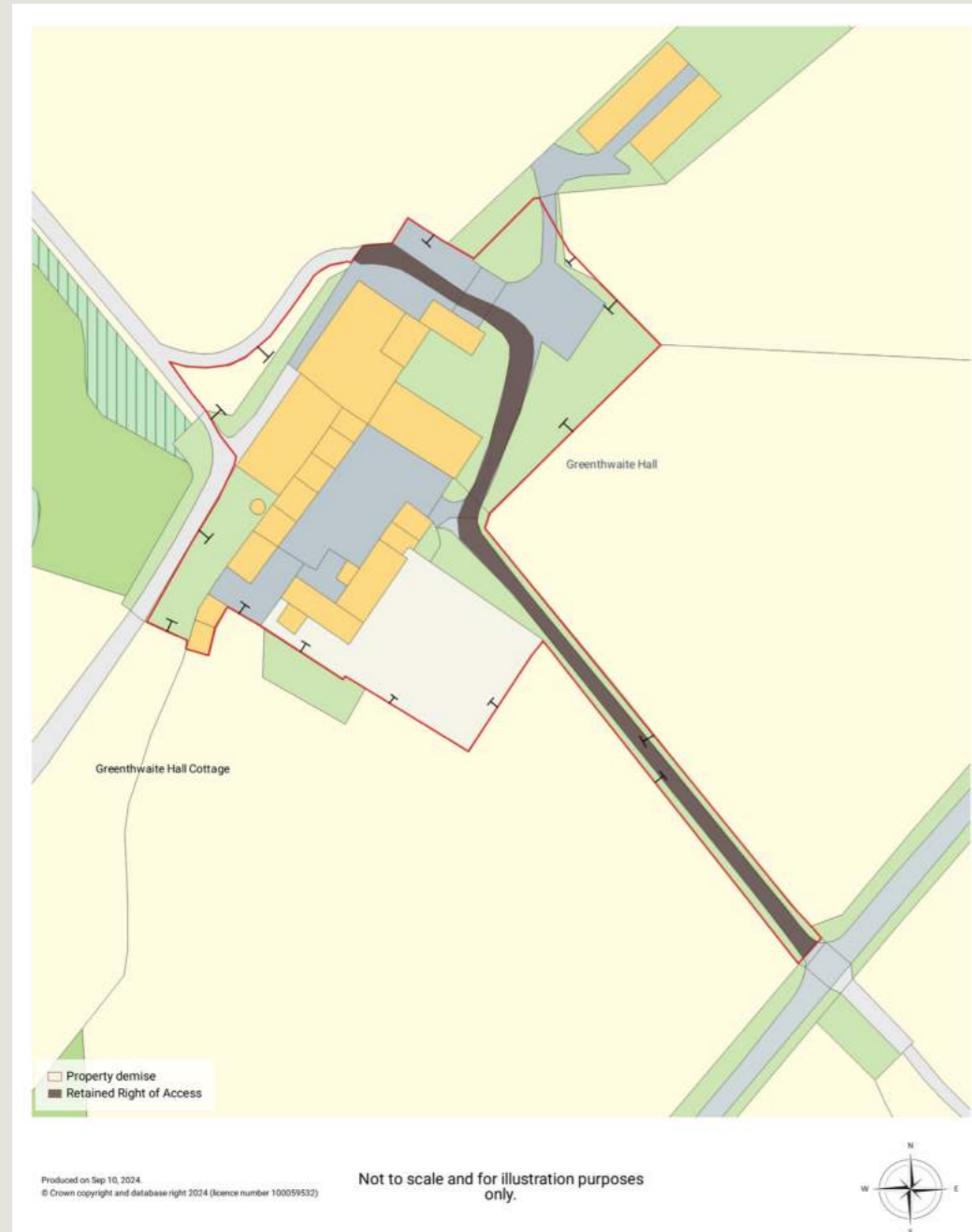
Sporting and Mineral Rights

The sporting and mineral rights are included within the sale insofar as they are owned.

Money Laundering

The Selling Agents are obliged to carry out Customer Due Diligence checks on any Purchaser prior to a transaction being completed as required under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017).

Plan of sale area



Disclaimer

Important Notice

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