

# PFK

## New House Farm

Thomas Close | Penrith | Cumbria



## About the property

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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.

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CA11 9QF









## A rare opportunity...

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If you are looking for a substantial period residence, extended to offer a range of accommodation, with wonderful additions in the form of a 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 Farm may well be the property for you. The outbuildings include a former byre and an upper level barn/office, all nestled within expansive, established and incredibly well maintained gardens and adjoining agricultural fields, stretching circa 25 acres.





## The Annexe

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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.

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Wait, there's more...

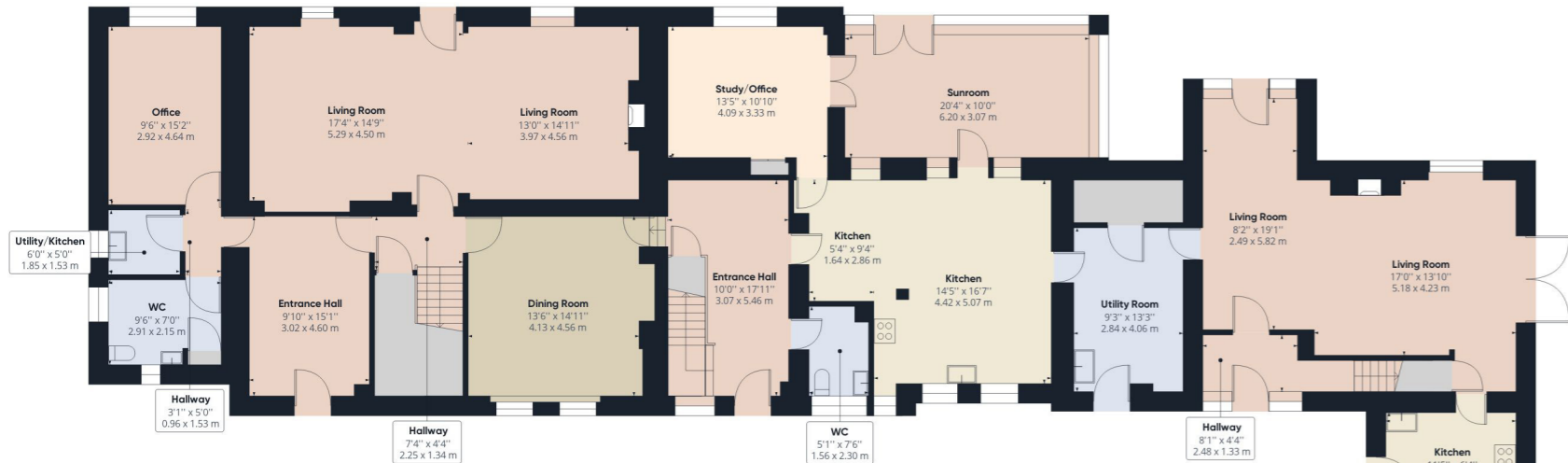
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The range of outbuildings wrap around the courtyard, providing a great deal of scope and opportunity and are detailed further below. Within the courtyard lies ample parking, including a two vehicle car port.

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Floor 0

Approximate total area<sup>(1)</sup>

6016.12 ft<sup>2</sup>

558.92 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1

Approximate total area<sup>(1)</sup>

2057.79 ft<sup>2</sup>

191.17 m<sup>2</sup>

Reduced headroom

10.11 ft<sup>2</sup>

0.94 m<sup>2</sup>

(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.

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## 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.

## Services

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 range cooker. Majority double glazing installed. Telephone line installed subject to BT regulations with Fibrus 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.

# Referrals and 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

**EPC**

TBC

**Tenure**

Freehold

**PFK**

**PFK Penrith**

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