

# PFK Swinburn Farm, Skelton, Penrith, Cumbria CA11 9TE

Guide Price: £800,000

For Illustrative  
Purposes Only -  
Not to Scale



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## LOCATION

Swinburn Farm and Swinburn Barn are located in the popular village of Skelton, just 7 miles from Penrith and approx. 15 miles from the south of Carlisle. Skelton boasts an excellent primary school, an award winning, Michelin starred public house/restaurant and a village hall. For those wishing to commute, the M6 is easily accessible at Junction 41 (approx. 5 five miles) and Penrith North Lakes railway station is on the west coast main line, with Manchester airport approx. 85 miles away by road.

## PROPERTY DESCRIPTION

Versatile and offering an excellent opportunity! Dating from the 1600's and standing proud as the main house to the original farm steading, is Swinburn Farm. With 4 bedrooms and 3 bathrooms, the current vendor, in more recent years developed the neighbouring barn. Swinburn Barn was originally incorporated into the main farmhouse, providing one substantial dwelling, then separated into its own residence with 2 bedrooms and 2 bathrooms, complete with garden and parking.

The nature in which the properties were split, affords the opportunity for an easy incorporation of Swinburn Barn back into Swinburn Farm once more, should the desire be to utilise both properties as one dwelling. As they currently stand, the properties would be ideal for multi-generational living, or as the current owner has done, use one as a super letting property. In addition to the properties themselves, the land which forms part of the acquisition would be ideal for those looking to obtain a home which would lend itself to an equestrian or small holding lifestyle.

Swinburn Farm - This attractive property is a generously proportioned home, which briefly comprises entrance hall, pantry (former dairy), ground floor WC, a set of stairs to the first floor where the principal bedroom and a bathroom can be found. Continuing to the ground floor there is a beautiful living room, spacious dining room with study, kitchen, and rear hallway with a shower room and boiler/utility room. Off the dining room there is a second staircase, giving access to three further bedrooms and a bathroom on the first floor. It is worth noting that there is a concealed doorway between Bedrooms 1 and 3, allowing direct access between the two rooms.

Swinburn Barn - A beautiful and sympathetic barn conversion, the accommodation sits over three levels, with the elevated position affording stunning rural views. The accommodation briefly comprises entrance utility, kitchen with dining area, ground floor shower room, bedroom, first floor living room with additional mezzanine level, ideal as a study or hobby area, and a further bedroom to the second floor with ensuite facilities.

Grounds - in addition to the properties themselves, there is an undercover car port, two barns/outhouses (former farm buildings), a substantial summer house, low maintenance gardens and raised patio with offroad driveway parking for several vehicles.

Land - Two paddocks form part of the property, which extend to circa 8.4 acres. This land is currently let to a local farmer.

A early viewing is essential to appreciate all that is on offer with Swinburn Farm - Do not miss out!

## ACCOMMODATION - SWINBURN FARM

### Conservatory

5.77m x 3.26m (18' 11" x 10' 8") A glazed external door leads into a generous conservatory, double glazed to three sides, with obscured, glazed door leading into the hallway. With exposed stonework, inset ceiling spotlights, radiator, tiled flooring, and window into the hallway. In order to incorporate the original date stone for the property (1676), it has been incorporated into the stonework for the conservatory.

### Hallway

With cloaks area and tiled flooring, stairs to the first floor (landing 1) with understairs cupboard, consumer unit and controls for the solar panels, radiator, doors giving access to the pantry/former dairy, living room and double doors to a WC.

### FIRST FLOOR LANDING 1

With front aspect window, radiator and doors giving access to bedroom 1 and bathroom 1.

### Bathroom 1

3.51m x 1.78m (11' 6" x 5' 10") Fitted with a three piece suite comprising jacuzzi bath with mains shower over, WC and wash hand basin. Shelved airing cupboard, heated towel rail, radiator and front aspect window.

### Bedroom 1

5.58m x 4.38m (18' 4" x 14' 4") A dual aspect, spaciou double bedroom with exposed beam, loft access hatch, radiator and door into a cupboard which also provides concealed, direct access into bedroom 3 (also accessible from landing 2).

### Former Dairy/Pantry

3.64m x 3.38m (11' 11" x 11' 1") With wall mounted sandstone cooling shelves, stainless steel sink and drainer unit with cupboards below, tiled flooring, space and plumbing for washing machine and side aspect window.

### Cloakroom/WC

Fitted with wash hand basin and WC, tiled flooring and obscured front aspect window.

### Living Room

4.27m x 5.22m (14' 0" x 17' 2") An attractive, dual aspect reception room enjoying delightful views. With exposed beams, electric fire in a feature stone stone fireplace and wood flooring. This room has been fully insulated and also has a glazed door leading to the dining area.

### Dining Room

7.73m x 4.13m (25' 4" x 13' 7") With twin, deep set windows and beamed ceiling, a fabulous family room that is very much the hub of the home. Feature recess with wood surround which formerly housed a rayburn cooker, two radiators, serving hatch and door into the kitchen, door to the rear hallway and further door giving access to the second staircase leading to the first floor. To one end of this room, a step up leads to a superb space currently used for office purposes, but could also be used as a study.

### Kitchen

3.82m x 2.66m (12' 6" x 8' 9") . Fitted with a range of wall and base units including an integrated recycling system, with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including hob with extractor over, dishwasher, eye level oven and microwave, and space for an American style fridge freezer. Display shelving, tiled flooring and front aspect window overlooking the former farmyard.

Please note the American style fridge freezer could be included within the sale.

### Rear Hallway

With a door leading from the study area of the dining room, this hallway is where the property used to link in to Swinburn Barn, with a dividing wall now in place. This access could be reinstated to incorporate the Barn within the farm to create a large, single dwelling. With tiled flooring, radiator, doors leading to the boiler/utility room and a shower room with two external doors, one of which leads into where the 600 gallon oil tank is housed and the other giving access out into the yard.

### Shower Room

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with mains shower. Tiled walls and flooring, radiator and extractor fan.

## ***Boiler Room/Utility***

2.23m x 2.03m (7' 4" x 6' 8") With consumer unit, tiled flooring and housing the central heating boiler and hot water cylinder which feeds Swinburn Farm and also feeds the ensuite to bedroom 1 of Swinburn Barn.

## ***FIRST FLOOR LANDING 2***

With front aspect window at half landing level, exposed beam and doors leading to the remaining first floor rooms.

## ***Family Bathroom***

1.43m x 3.26m (4' 8" x 10' 8") Fitted with a three piece suite comprising WC, wash hand basin and spa bath. Part tiled walls, heated towel rail, radiator, loft access hatch and front aspect window.

## ***Bedroom 4***

2.98m x 3.16m (9' 9" x 10' 4") A rear aspect double bedroom with exposed beam, feature fireplace surround and radiator.

## ***Bedroom 2***

5.32m x 3.18m (17' 5" x 10' 5") A generous rear aspect double bedroom with exposed beam and radiator.

## ***Bedroom 3***

3.76m x 3.27m (12' 4" x 10' 9") A good sized front aspect double bedroom with exposed beam, radiator and cupboard concealing a door giving access directly into bedroom 1.

## ***PLEASE NOTE***

There are some coach/carriage lights within the living room, dining room and hallway (around 8) and these are not included within the sale and would be potentially available by separate negotiation. If not - those would be removed.

## ***ACCOMMODATION - SWINBURN BARN***

### ***Swinburn Barn - Entrance/Utility Room***

3.91m x 2.27m (12' 10" x 7' 5") Accessed via part glazed wooden door. With dual aspect windows, fitted work surfacing with space for washing machine below, Belfast sink, cloaks area, radiator, tiled flooring and door into the kitchen/diner.

### ***Swinburn Barn - Kitchen/Diner***

4.67m x 5.00m (15' 4" x 16' 5") (approx measurements) Fitted with an excellent range of wall, base and full height units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated double oven with electric hob and extractor over, space for freestanding dishwasher and under counter fridge, breakfast bar and ample space for dining furniture. Tiled flooring, radiator, door into the inner hallway and dual aspect windows with additional Velux window.

### ***Swinburn Barn - Inner Hallway 1***

With tiled flooring, doors giving access to shower room, Bedroom 2, and steps leading up to the living accommodation.

### ***Swinburn Barn - Shower Room***

2.27m x 2.65m (7' 5" x 8' 8") Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit and tiled shower cubicle with mains shower. Part tiled walls and tiled flooring, heated towel rail, extractor fan and obscured rear aspect window.

### ***Swinburn Barn - Bedroom 2***

2.64m x 3.24m (8' 8" x 10' 8") A rear aspect double bedroom with radiator.

### ***Swinburn Barn - Living Room***

8.57m x 4.21m (28' 1" x 13' 10") (max measurements) Elevated 5 steps up from the hallway, this beautiful, dual aspect and characterful room enjoys a fabulous outlook and delightful open countryside views. With exposed stonework, beams and lintels, arched windows and patio doors leading out on to a delightful elevated terrace, from where to enjoy the far reaching countryside views. Wood burning stove in a stone inglenook fireplace, two radiators, door to an inner hallway and bespoke wooden steps leading up to an attractive, versatile mezzanine level.

### ***Swinburn Barn - Mezzanine Level***

4.21m x 2.55m (13' 10" x 8' 4") (approx measurements) Currently utilised for office purposes, this versatile space benefits from wood balustrades and flooring, exposed beams, loft access hatch, radiator, rear aspect window and additional Velux window.

### ***Swinburn Barn - Inner Hallway 2***

Where the dividing wall separates Swinburn Farm from Swinburn Barn, with cloaks cupboard, Velux window, steps leading down to a store area and up to Bedroom 1.

### ***Swinburn Barn - Bedroom 1***

4.4m x 3.82m (14' 5" x 12' 6") (max measurements) An L shaped double bedroom with dual aspect windows enjoying lovely countryside views. Exposed beams, loft access hatch, radiator and door to the ensuite.

### ***Swinburn Barn - Ensuite Bathroom***

2.01m x 2.37m (6' 7" x 7' 9") Fitted with a three piece suite comprising WC, wash hand basin and bath with mains shower over. Part tiled walls, radiator, slit window and additional Velux window.

## ***EXTERNALLY***

### ***Gardens and Parking***

Swinburn Barn also benefits from an enclosed garden providing an ideal place to sit out and enjoy the beautiful rural views.

The external details cover both properties with a carport offering ample space for offroad parking for one to two vehicles and also housing the oil tank and boiler which serve Swinburn Barn, and additional offroad parking for several vehicles available on the driveway. An outhouse/former barn lies to the side of the car port, currently providing storage space with a further, separate outbuilding which would form part of the original farm steading, now used for the storage of garden tools. The gardens are mainly low maintenance and include a raised level patio which is a lovely area to sit and enjoy the open aspect, and in addition to this, there is a generous summerhouse, well appointed to take in the lovely views.

## ***LAND***

The land is accessed from the grounds of Swinburn Farm and is over two fields, extending to circa 8.4 acres. Currently let to a local farmer and used for agricultural purposes, the land includes a field trough which uses water from the main supply into the house, but there is a sub meter in place so this can be separated from a cost perspective. Due to the size of the land available and the proximity of the land to the property, this would make an excellent property for those with an equestrian lifestyle or smallholding lifestyle in mind.

## ***ADDITIONAL INFORMATION***

### ***Tenure, EPC & Council Tax Bands***

The tenure of both properties is freehold.

The EPC rating for Swinburn Farm is E.  
The EPC rating for Swinburn Barn is D.

The Council Tax Band for Swinburn Farm is E.  
The Council Tax Band for Swinburn Barn is B.

### ***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 water, electricity and drainage. Oil fired central heating to both properties with separate oil tanks. Swinburn Farm boiler and oil tank serves Swinburn Farm and the ensuite of Swinburn Barn. One oil tank is located in the car port and the other is within the oil house room to the rear and beneath the principal bedroom of Swinburn Barn. This can be accessed via an external door.

Mains water inlet - this runs both properties and also the water trough in the field. A sub-meter has been fitted to determine the use (cost) from the water trough in the field.

Swinburn Farm - Majority double glazing installed. Swinburn Barn - Double glazing installed throughout.

17 solar panels are situated on Swinburn Farm and there are two batteries in the attic. These feed the property, then it goes to the National Grid.

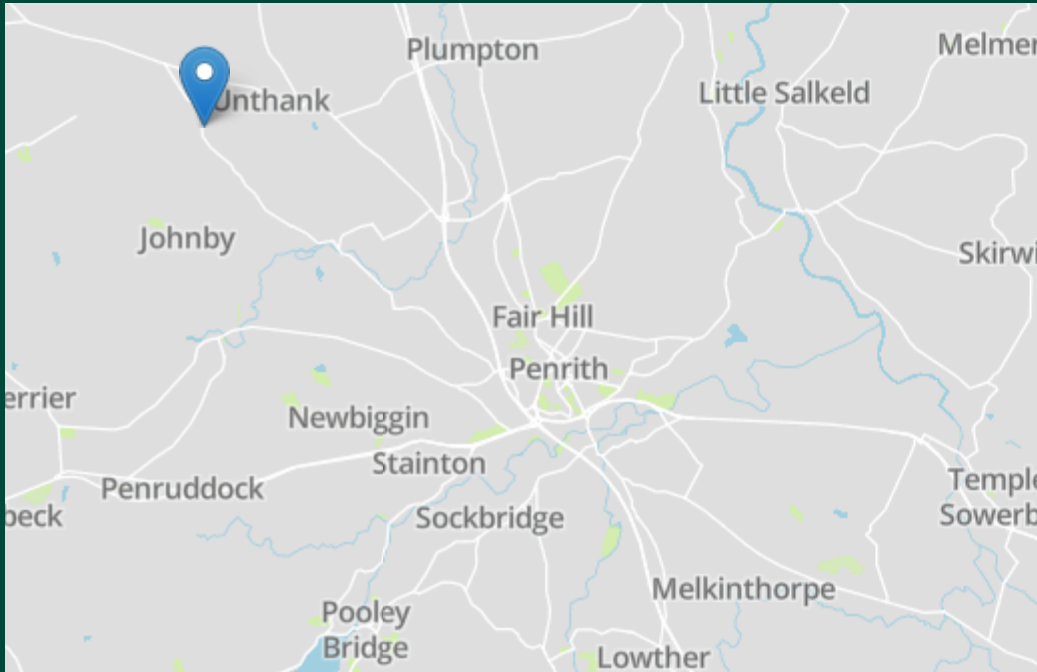
Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - yarn.scribbled.positive

From Penrith, head north on the M6 or A6 to junction 41 and follow the B5305 towards Wigton for approximately 4 miles. Take the left turn, signposted to Skelton and follow the road into the village. On reaching the village, and the Memorial Hall on the right with a road forking left opposite, take the left turn and the property can be found on the left hand side. Follow the driveway to a parking area.





**Approximate total area\***

2361.82 ft<sup>2</sup>

219.42 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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**Approximate total area\***

1347.86 ft<sup>2</sup>

125.22 m<sup>2</sup>

**Reduced headroom**

21.2 ft<sup>2</sup>

1.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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