



Ousby

£600,000

Low Bradley, Ousby, Penrith, CA10 1QA

Beautifully presented 2 bedroom detached sandstone period property is welcomed to the market in Ousby. A former Cumbrian farmhouse set in approximately 2.1 acres of land including a range of outbuildings, while enjoying an idyllic rural Eden Valley village location, with delightful fell views situated approximately nine miles from Penrith. This property offers potential for further development. Planning consent is approved to extend into the adjoining barn, and provide additional extensive accommodation.

Ousby is a village in the Eden district approximately 9 miles from Penrith. Ousbydale is approximately 1 mile south of the village of Melmerby.

Early viewings come highly recommended.

Quick Overview

- Detached former Cumbrian farmhouse
- Two double bedrooms
- Large fitted kitchen/ dining
- Two reception rooms
- Sitting in approximately 2.1 acres of land
- Large adjoining barn, detached barn and outbuildings
- Village location
- Stunning views
- Driving for ample parking
- Broadband Speed - Ultrafast 1000 Mbps



2



1



2



E



Superfast
1000 Mbps



On-site parking

Property Reference: P0145



Living Room



Garden Room



Dining Kitchen



Dining Kitchen

Location

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Ousby is a village in the Eden district approximately 9 miles from Penrith. Ousbydale is approximately 1 mile south of the village of Melmerby.

From Penrith head south-west on Corn Market / A592 towards Great Dockray and left onto Great Dockray. Turn left onto Princess Street and turn left onto Crown Square, turning right onto King Street / A6. Take Regional Route 71 to Carleton Avenue / A686. Turn left onto Carleton Avenue / A686. Continue for approximately 5 miles arriving at the property.

Accommodation with approx. Dimension

Ground Floor:

Entrance Hall

With tiled floor, recessed ceiling spotlights.

Dining Kitchen

24' 10" x 12' 7" (7.57m x 3.84m)

With Shaker style fitted base and wall units, pelmet lighting, sink unit with mixer tap, integrated appliances including, oven, microwave and dishwasher, Rayburn stove with stone surround, space for fridge / freezer, Island units with electric hob, canopied extractor, tiled floor, recessed ceiling spotlights, exposed beams, radiator door to adjoining barn.

Living Room

14' 6" x 12' 3" (4.42m x 3.73m)

With wood burning stove on stone hearth, stone surround, recessed ceiling spotlights, exposed beams, radiator.

Garden Room

14' 4" x 10' 2" (4.37m x 3.1m)

With radiator, double doors to garden.

Utility Room

With fitted base and wall units, sink, plumbing for washer / dryer, recessed ceiling spotlights, stone floor, heated towel rail, door to rear.

Cloakroom

With WC, wash hand basin, extractor fan, recessed ceiling spotlights, stone floor, radiator.

Staircase

With under stairs storage, period wooden banister, half landing, radiator, exposed beams, access to under eaves storage.

First Floor:

Landing

With exposed beam, recessed ceiling spotlights.

Bedroom One

15' 0" x 10' 5" (4.57m x 3.18m)

Front double bedroom with radiator, recessed ceiling spotlights, exposed beams.

Bedroom Two

14' 11" x 12' 0" (4.55m x 3.66m)

Front double bedroom, with radiator, recessed ceiling spotlights, exposed beams, loft access.

Bathroom

With WC, wash hand basin, panelled bath with shower over, extractor fan, exposed beams, ceramic wall tiling, radiator.

Outside:

Driveway with generous on-site parking areas, pedestrian pathways, lawned gardens, vegetable garden, orchard, poly tunnel, range of outbuildings, stone boundary wall, oil tank. Paddock approximately one acre in size.

Adjoining Barn:

With electric, staircase to roof storage, boiler. There is planning consent to provide additional accommodation for the main house including dining room, sitting room, study, boiler room, two bedrooms, En-suite bathroom and dressing room.

Detached Barn:

Currently being used as a workshop. There is planning consent to provide a large workshop / garage with power and water.

Planning Consents:

The relevant planning consent details are logged with Eden District Council under the following references: 07/0691 2007 Garage and Garden. 18/0269 2018 Garage Drainage. 06/0206 2006 House Extensions.

Services

Mains water and electricity. Septic tank drainage. Oil central heating.

Tenure

Freehold.

Council Tax

Westmorland & Furness Council.
Band D.

Energy Performance Certificate Rating

The full energy performance certificate is available on our website and also at any of our offices.

What3words Location

Invinsible.bribing.possibly

Viewings

By appointment with Hackney & Leigh's Penrith office.

Price

£600,000

Anti-Money Laundering Regulations (AML) Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Setting



Paddock

Low Bradley, Ousby, Penrith, CA10 1QA

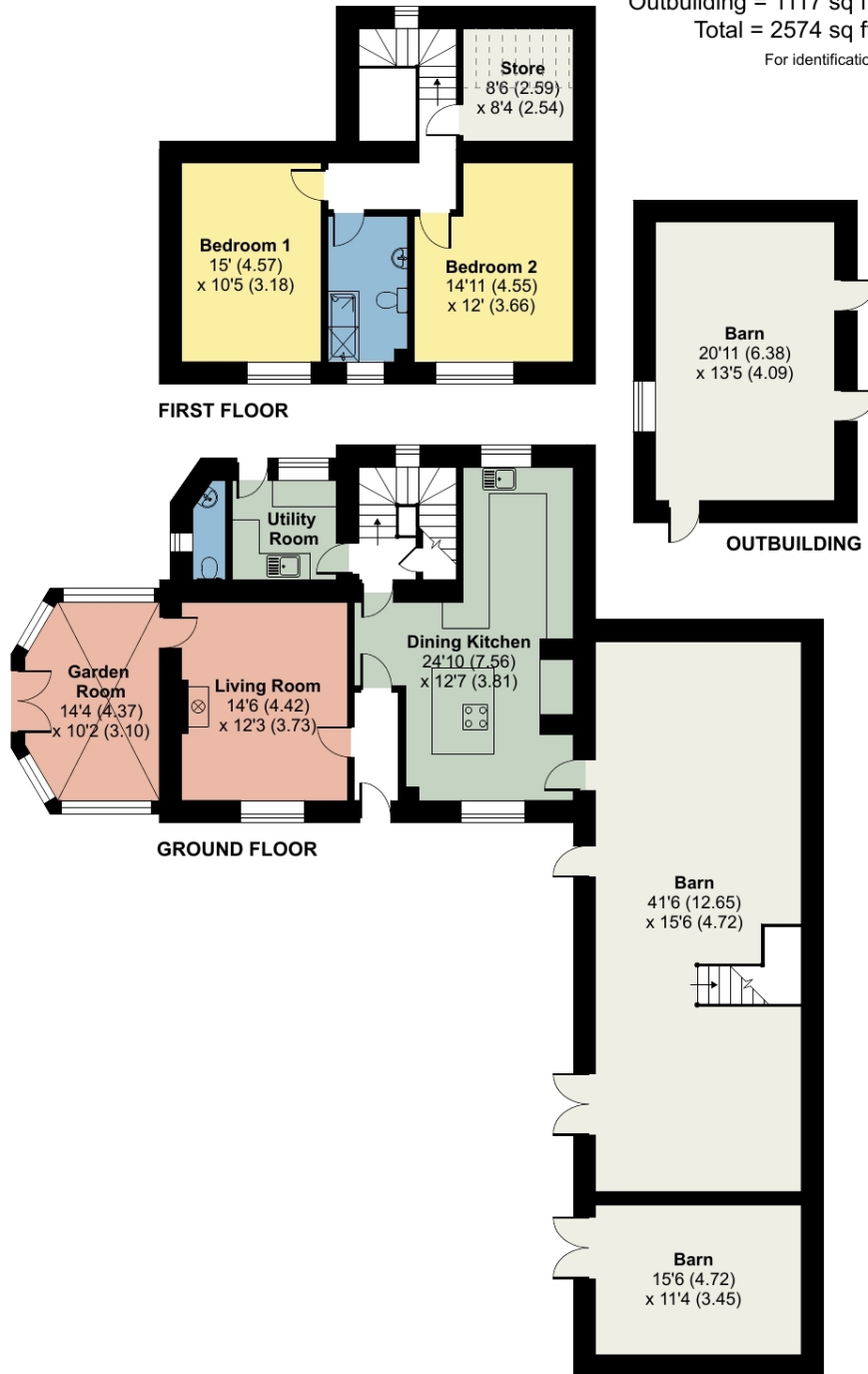
Approximate Area = 1457 sq ft / 135.3 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 1117 sq ft / 103.7 sq m

Total = 2574 sq ft / 239.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hackney & Leigh. REF: 933635

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