



## Greystoke

Hallings, Church Road, Greystoke, Penrith, Cumbria, CA11 0TW

A most appealing detached three bedroom stone built period former farmhouse enjoying an idyllic setting with a south facing rear rural outlook close to the church in the historic village of Greystoke on the fringe of the Lake District National Park.

## Offers over £700,000

### Quick Overview

Most appealing detached stone built period former farmhouse

Substantial range of outbuildings with potential for a variety of uses subject to planning consent

Extensive garden with potential for residential development subject to planning consent

Idyllic village setting on the fringe of the Lake District National Park

Three miles from Penrith, four miles from Ullswater and fourteen miles from Keswick

South facing rear rural outlook

Living room, dining room and sitting room

Three double bedrooms

Kitchen and utility room

Inner courtyard and car port

Property Reference: P0184



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3



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Superfast  
80 Mbps



2



Living Room



Living Room



Sitting Room



Kitchen

The Hallings includes a substantial range of surrounding stone-built outbuildings with potential for a variety of uses including residential conversion subject to obtaining planning consent.

The adjoining side garden has potential for infill residential development subject to obtaining planning consent.

Greystoke village is situated approximately three miles west of Penrith, four miles from Ullswater at Pooley Bridge and fourteen miles from Keswick. The village provides a range of amenities including a church, convenience store with post office, public house, primary school and swimming pool.

### Accommodation

#### Ground Floor:

**Living Room** 16' 11" x 13' 5" (5.16m x 4.09m)  
With front entrance door, tiled fireplace.

**Dining Room** 13' 6" x 12' 3" (4.11m x 3.73m)  
**Inner Hall**

With under stairs cupboard.

**Sitting Room** 11' 10" x 10' 0" (3.61m x 3.05m)  
With tiled fireplace.

#### Utility Room

**Kitchen** 17' 0" x 8' 10" (5.18m x 2.69m)  
With fitted base and wall units, sink unit, plumbing for washing machine, windows to two elevations, two external doors.

#### First Floor:

#### Half Landing

#### Landing

**Bedroom One** 15' 11" x 13' 5" (4.85m x 4.09m)  
Front double bedroom.

**Bedroom Two** 13' 4" x 12' 9" (4.06m x 3.89m)  
Front double bedroom.

**Bedroom Three** 10' 0" x 8' 10" (3.05m x 2.69m)  
Rear double bedroom.



Living Room



Dining Room



Bedroom One



Bedroom One



Bedroom Three



Bathroom

### Bathroom

With WC, wash hand basin, bath with shower over, airing cupboard.

### Outside:

Walled front garden with stocked and shrubbed borders, mature fir trees, inner courtyard providing on-site parking spaces, car port, substantial range of surrounding stone-built outbuildings, rear garden, extensive mature side garden with lawn, stocked and shrubbed borders.

### Tenure

Freehold.

### Services

Mains water, electricity and drainage.

### Council Tax

Band D.

### Directions

Entering into Greystoke from the B5288, follow the road to the left opposite the Boot and Shoe public house and then turn left immediately after the village shop. Hallings is situated within the row of houses on the right.

### Viewings

By appointment with Hackney & Leigh's Penrith office.

### Price

Offers over £700,000 are invited for the whole. Separate offers may be considered for the house with its surrounding outbuildings and for the side garden with potential for residential development.



Setting



Outbuildings



Garden



Garden

Request a Viewing Online or Call 01768 593593

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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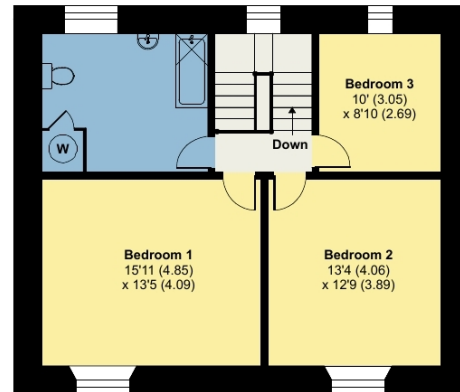
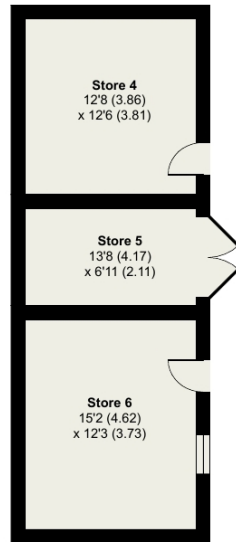
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Approximate Area = 1627 sq ft / 151 sq m

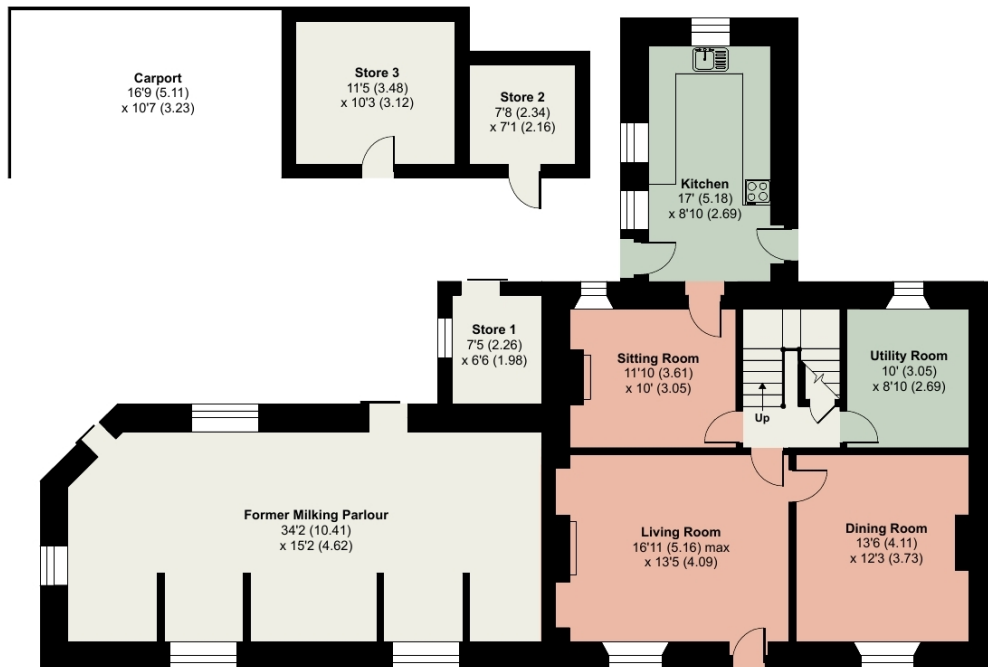
Outbuildings = 1112 sq ft / 103.3 sq m

Total = 2739 sq ft / 254.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 985910

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