

# Newton Reigny

Church House , Newton Reigny, Penrith, Cumbria, CA11 0AY

A most appealing four bedroom period house enjoying an idyllic setting with a delightful rear rural outlook to the Pennines in Newton Reigny village conveniently located 2.5 miles from Penrith and close to the Lake District National Park.

# Offers over £695,000

# Quick Overview

Most appealing period house retaining characterful original features Idyllic setting in Newton Reigny village by the church Only 2.5 miles from Penrith Close to the Lake District National Park Delightful rear rural outlook to the Pennines Four bedrooms and three bath / shower rooms Large living room, dining room and impressive fitted dining kitchen Extensive mature gardens Substantial garden room ideal for home working Garage and on-site forecourt parking









Property Reference: P0193

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Living Room



**Dining Room** 



Dining Kitchen



Dining Kitchen

#### Accommodation

Ground Floor:

Entrance Hall With radiator, external rear door.

#### Utility Room

With fitted base units, sink unit with mixer tap, plumbing for washing machine, access door to garage.

#### Shower Room

With WC, wash hand basin, wet room shower, ceramic wall tiling, heated towel rail, boiler.

Living Room 26' 6" x 15' 2" (8.08m x 4.62m) With feature sandstone fireplace and multi-fuel stove, three radiators.

Dining Room 14' 9" x 10' 0" (4.5m x 3.05m) With vaulted ceiling, windows to two elevations, radiator.

Dining Kitchen 23' 1" x 15' 3" (7.04m x 4.65m) With fitted base and wall units, island unit, sink unit with mixer tap, plumbing for dish washer, vaulted ceiling, two roof windows, windows to two elevations, two radiators, double doors to the rear garden.

## First Floor:

Landing With two radiators, two built in cupboards.

Bedroom One 16' 2" x 15' 4" (4.93m x 4.67m) With radiator.

#### En-Suite Shower Room

With WC, vanity wash hand basin, large shower cubicle with rain water head shower and rinser attachment, ceramic wall tiling, heated towel rail.

Bedroom Two 12' 2" x 9' 6" (3.71m x 2.9m) With radiator.

Bedroom Three 12' 2" x 9' 10" (3.71m x 3m) With radiator.

Bedroom Four 11' 10" x 11' 9" (3.61m x 3.58m) With radiator.

#### Request a Viewing Online or Call 01768 593593



Living Room



Dining Kitchen

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Bedroom One



Bedroom One



Bedroom Two



Bedroom Four

#### Bathroom

With WC, vanity wash hand basin, bath, ceramic wall tiling, heated towel rail.

## Outside:

Walled front garden with forecourt providing on-site parking spaces, lawned garden with shrubs, walled rear garden with courtyard, oil tank, sandstone paved terrace, extensive lawns, additional sandstone paved terrace, stocked and shrubbed borders, established trees, two sheds.

Garden Room 16' 6" x 15' 9" (5.03m x 4.8m) With vaulted ceiling, windows to two elevations, electric light and power, fitted base unit, sink unit with mixer tap, integrated oven, hob, extractor unit, double doors to the rear garden, adjoining room offering potential to provide a shower room and WC.

Adjoining Garage 16' 3" x 11' 4" (4.95m x 3.45m) With front and rear entrance doors, electric light and power

Services Mains water, electricity and drainage.

Tenure Freehold.

Council Tax Band E.

## Viewing

By appointment with Hackney and Leigh's Penrith office.

## Directions

Entering into Newton Reigny, Chuch House is the second property located on the right hand side of the village Church.

#### Price

Offers over £695,000 are invited.

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Rear Elevation and Garden





Paved Terrace



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# Meet the Team

**Nick Elgey** Sales Manager

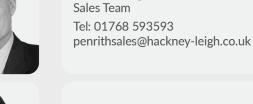
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# Church House, Newton Reigny, Penrith, CA11 0AY

Approximate Area = 2160 sq ft / 200.6 sq m (includes garage) Outbuilding = 260 sq ft / 24.1 sq m Total = 2420 sq ft / 224.7 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). ©ntchecom 2023. Produced for Hackney & Leigh. REF: 990622

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