



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



4



3



2



E



Superfast
80 Mbps



2

Property Reference: P0193



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.



Living Room



Dining Kitchen



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.



Rear Elevation and Garden



Garden



Paved Terrace



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
Call **01768 593593** or request online.



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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



FIRST FLOOR



GROUND FLOOR

OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2023. Produced for Hackney & Leigh. REF: 990622

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