



# Newby

Offers in the Region of £450,000

Carrock Cottage, Newby, Penrith, Cumbria, CA10 3EX

A charming sandstone built two bedroom detached cottage enjoying a delightful setting in the Eden Valley village of Newby located amidst open countryside approximately ten miles from Penrith, seven miles from Appleby and convenient for access to the Lake District National Park and Yorkshire Dales.

## Quick Overview

- Charming detached sandstone built cottage constructed in 2012
- Delightful Eden Valley location overlooking the village pond and picnic area
- Pleasant south facing rural rear outlook
- Approximately ten miles from Penrith and seven miles from Appleby
- Close to the Lake District National Park and Yorkshire Dales
- Immaculately presented accommodation
- Two double bedrooms and two bath / shower rooms
- Living room and fitted dining kitchen
- Enchanting mature gardens, on-site parking and garage
- Viewing highly recommended

Property Reference: P0282



2



2



1



C



Standard  
27 Mbps



On-site Parking  
& Garage



Living Room



Living Room



Dining Kitchen



Bathroom

Providing immaculately presented accommodation overlooking the village pond and picnic area this most appealing cottage is equally suitable as a primary home, recreational second home or for lucrative holiday letting.

The property was constructed to a high specification in 2012 using materials from the former milking parlour which previously occupied the site.

Internal viewing is highly recommended.

#### Accommodation

##### Ground Floor:

##### Entrance Hall

With built in cupboard.

##### Living Room 20' 4" x 13' 5" (6.2m x 4.09m)

With windows to two elevations, stone fireplace including stove style fire.

##### Dining Kitchen 15' 0" x 15' 1" (4.57m x 4.6m)

With fitted base and wall units, sink with mixer tap, range style stove, canopied extractor unit, plumbing for washing machine, double doors leading to the rear garden.

##### Bedroom One 10' 8" x 14' 1" (3.25m x 4.29m)

Double bedroom with built in cupboard.

##### En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

##### Bedroom Two 14' 1" x 10' 2" (4.29m x 3.1m)

Double bedroom.

##### Bathroom

With WC, wash hand basin, roll top bath, shower cubicle, heated towel rail.

##### Outside:

Block paved front courtyard, on-site parking area, south facing rear decked entertaining terrace and lawned garden with stocked and shrubbed borders, garden shed, Accoya greenhouse, garage with electric light / power and mezzanine storage.



Living Room



Dining Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

### Services

Mains water and electricity. Sewage treatment plant drainage. Nibe air source 11KW heating system providing under floor heating.

### Tenure

Freehold.

### Council Tax

Band C.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Penrith proceed South on the A6 towards Shap and continue through Clifton. Turn left where signposted to Newby and follow the road into the village. Upon reaching the crossroads the property is located on the right.

### Price

Offers in the Region of £450,000 are invited for consideration.



Rear Elevation



Garden



Front Elevation



Garage

Request a Viewing Online or Call 01768 593593

# Meet the Team

## Nick Elgey

Sales Manager

Tel: 01768 593593  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

# Carrock Cottage, Newby, Penrith, CA10 3EX



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: P0282

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/02/2024.

Request a Viewing Online or Call 01768 593593