



Newby

£425,000

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.

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.

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



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1



C



Standard
27 Mbps



On-site parking
& Garage

Property Reference: P0282



Dining Kitchen



Dining Kitchen



Living Room



Bathroom

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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.

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

£425,000.

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Bedroom One



Bedroom Two

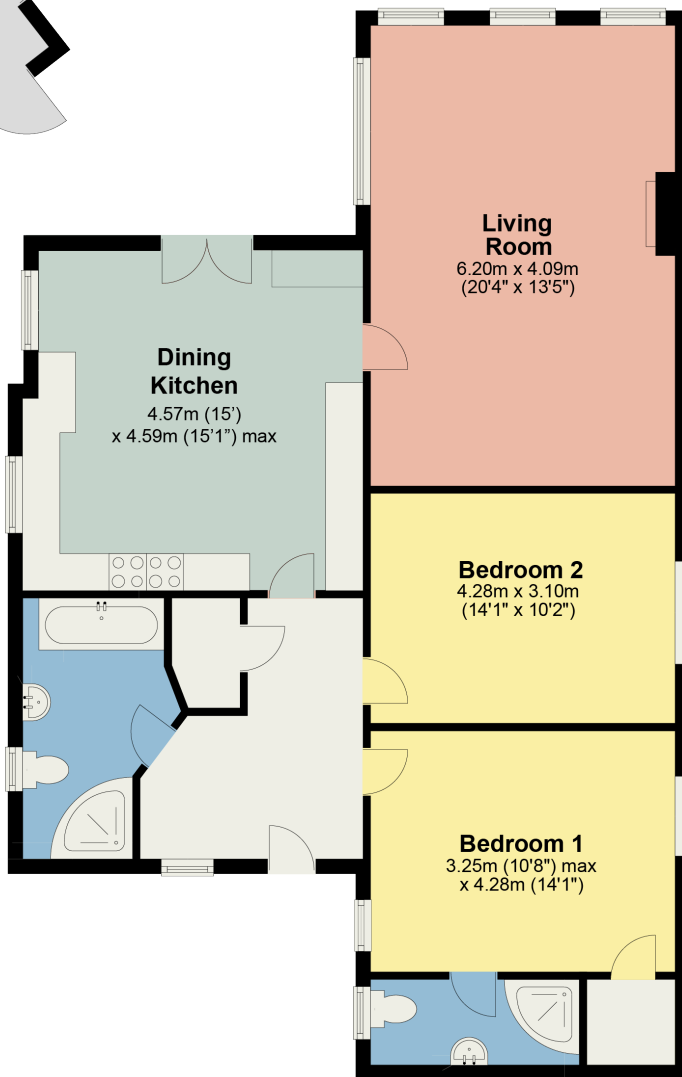
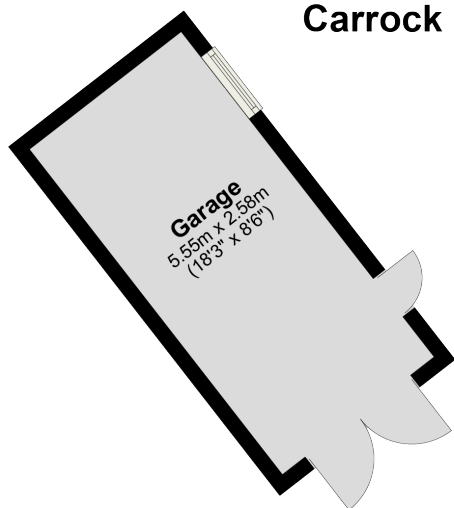


Garden



Setting

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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

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