



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



2



2



1



C



Standard
27 Mbps



On-site parking
& Garage

Property Reference: P0282



Dining Kitchen



Dining Kitchen



Living Room



Bathroom

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.

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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Garden



Setting

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 23/07/2024.

Request a Viewing Online or Call 01768 593593