



# Newby

Offers in the Region of £549,500

Newby Head Farm, Newby, Penrith, Cumbria, CA10 3EX

Enjoying a tranquil courtyard setting in the delightful Eden Valley village of Newby, this charming period detached four bedroom former farmhouse originally dates from circa 1650 and occupies a 0.8 acre site including an adjoining paddock and stable block. Newby nestles amidst unspoiled open countryside approximately nine miles from Penrith, eight miles from Appleby and is close to the Lake District National Park and Yorkshire Dales.

## Quick Overview

- Charming period detached former farmhouse originally dating from circa 1650
- Approximately 0.8 acre site including an adjoining paddock and substantial detached stable block
- Tranquil courtyard setting in a delightful rural Eden Valley village
- Approximately nine miles from Penrith and eight miles from Appleby
- Close to the Lake District National Park and Yorkshire Dales
- Four bedrooms and two bath / shower rooms
- Living room, study and open plan dining kitchen / sitting room
- Original characterful period features including exposed beams
- Landscaped rear garden
- Detached garage and forecourt parking

Property Reference: P0328



4



2



3



D



Superfast  
35 Mbps



Detached garage &  
forecourt parking





Living Room



Open Plan Dining Kitchen / Sitting Room



Open Plan Dining Kitchen / Sitting Room



Utility Room

## Accommodation

### Ground Floor:

#### Entrance Hall

#### Utility Room

With radiator, plumbing for washing machine.

#### WC

With WC, wash hand basin, heated towel rail.

#### Inner Hall

With access to cellar.

#### Living Room

With recessed fireplace and multi fuel stove.

#### Open Plan Dining Kitchen / Sitting Room

With fitted base and wall units including granite work surfaces, island unit, under mounted sink with mixer / boiling water tap, integrated double oven, induction hob, extractor unit, wine cooler, dishwasher, recessed fireplace and multi fuel stove, built in cupboard, external door.

#### Study

With fitted storage units including granite work surfaces, external door.

### First Floor:

#### Landing

#### Bedroom One

With radiator, walk in wardrobe.

#### En-suite Shower Room

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

#### Bedroom Two

With radiator.

#### Bedroom Three

With radiator.

#### Bedroom Four

With radiator.

#### Bathroom

With WC, wash hand basin, roll top bath with shower mixer / filler, heated towel rail.





Living Room



Open Plan Dining Kitchen / Sitting Room





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Outside:

Forecourt parking, landscaped rear garden including paved entertaining patio, lawn, stocked and shrubbed borders, garden pond, pergola, pizza oven, shed, Summer house, detached garage with light and power, substantial detached stone built stable block.

### Right of Way

We are advised that the neighbouring properties have a Right of Way over the entrance driveway.

### Services

Mains water and electricity. Septic tank drainage Oil central heating with under floor heating to the ground floor and radiators to the first floor.

### Tenure

Freehold.

### Council Tax

Band E.

### 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 as you enter the village the entrance lane to the property is located on the right beside the converted barns.

### Price

Offers in the region of £549,500.





Garden

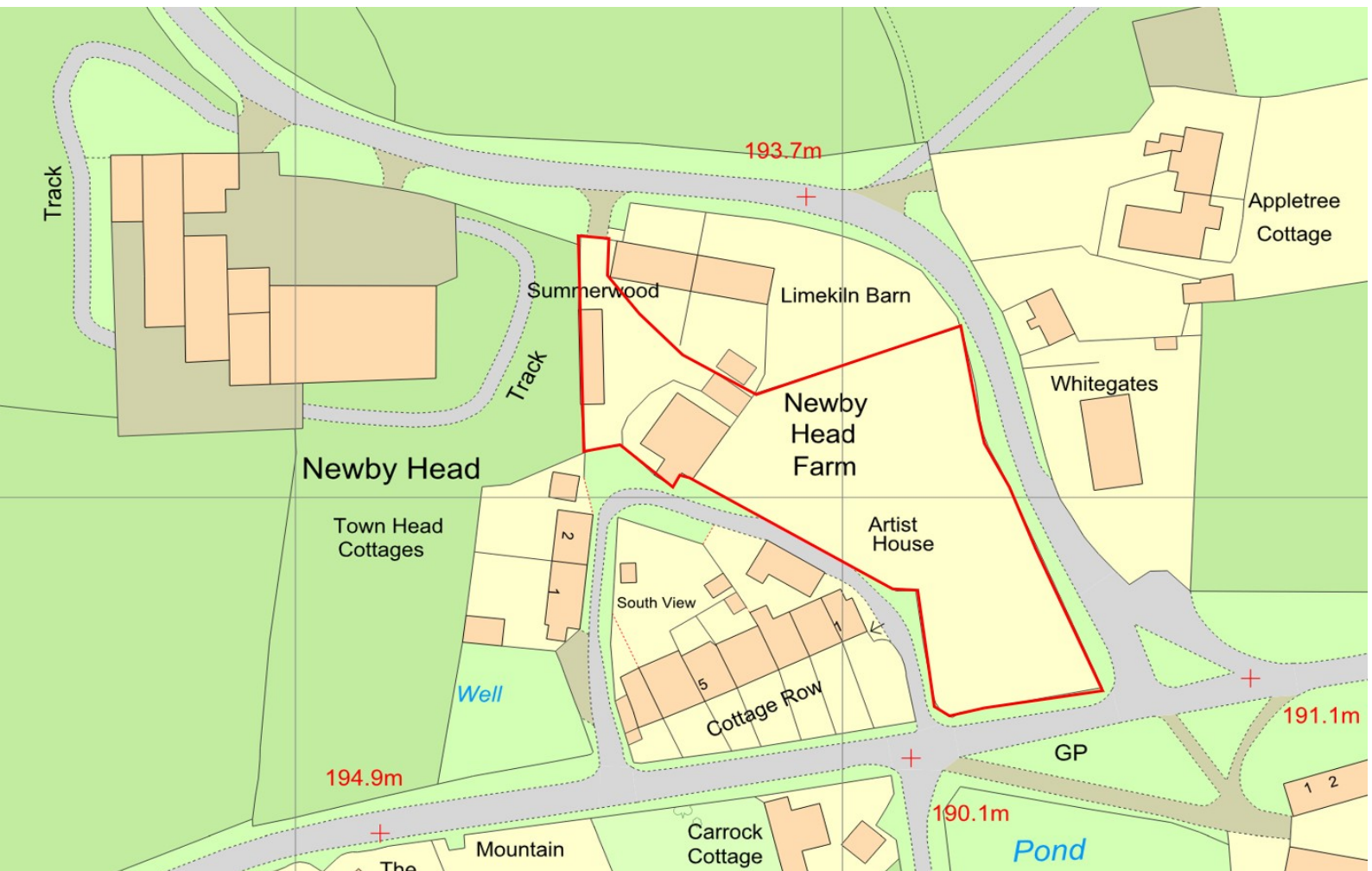


Stable Block





Garden



OS Plan

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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# Newby Head Farm, Newby, Penrith, CA10 3EX

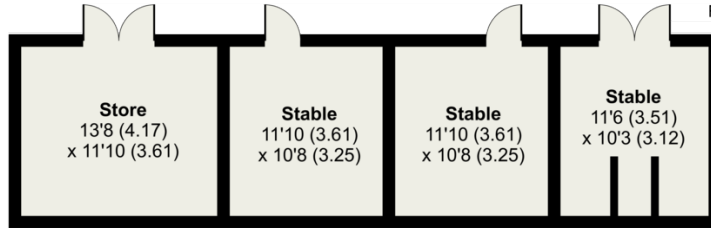
Approximate Area = 2250 sq ft / 209 sq m (excludes void)

Garage = 320 sq ft / 29.7 sq m

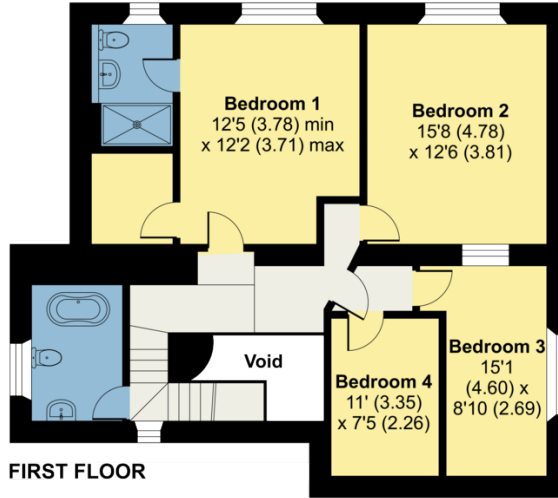
Outbuilding = 536 sq ft / 49.8 sq m

Total = 3106 sq ft / 288.5 sq m

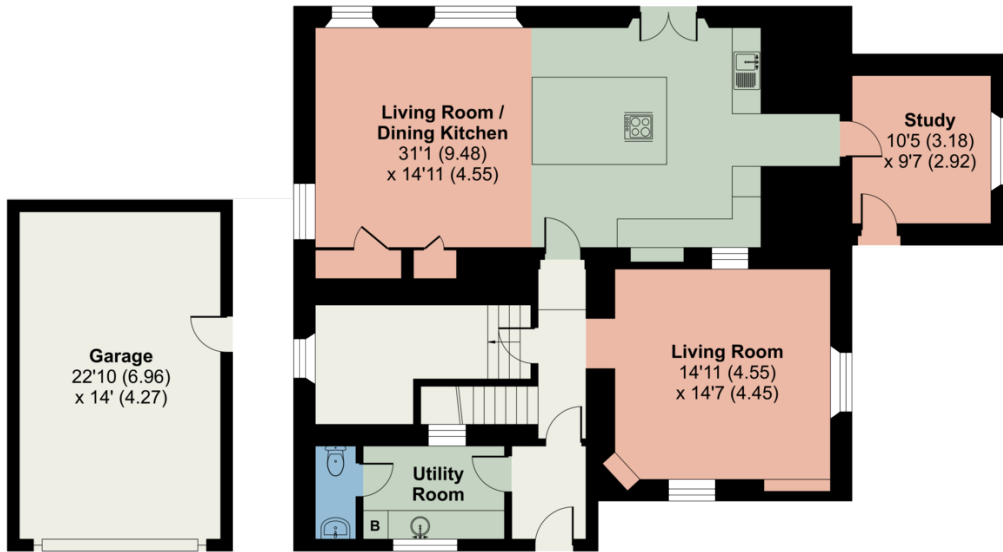
For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2024. Produced for Hackney & Leigh. REF: 1136816

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