



## Newby

£550,000

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

Steeped in history, this former farmhouse dating back to circa 1650, seamlessly blends period features with contemporary comforts, while offering a unique living experience. As you enter, you'll be greeted by the warmth of underfloor heating on the ground floor, a modern luxury that complements the home's original wooden beams and stone wall features. The property briefly comprises of 4 double bedrooms, living room/ dining kitchen with island breakfast bar, living room, and study. Externally there are three well-maintained stables, store and paddock, forecourt parking and garage.

Viewings come highly recommended.

### Quick Overview

- 4 Bedroom detached house
- Period property with original features & wooden beams
- Living room/ dining kitchen
- Living room & study
- Enclosed garden
- Stables & paddock
- Approximately 0.8 acre site
- Rural location
- Forecourt parking & garage
- Broadband - Superfast 35 Mbps



4



2



3



D



Superfast  
35 Mbps



Forecourt parking  
& Garage

Property Reference: P0328



Living Room/ Dining Kitchen



Living Room/ Dining Kitchen



Living Room



Bathroom

### Introduction

Steeped in history, this former farmhouse dating back to circa 1650, seamlessly blends period features with contemporary comforts, while offering a unique living experience. As you enter, you'll be greeted by the warmth of underfloor heating on the ground floor, a modern luxury that complements the home's original wooden beams and stone wall features. The property briefly comprises of 4 double bedrooms, living room/ dining kitchen with island breakfast bar, living room, and study. Externally there are three well-maintained stables, store and paddock, forecourt parking and garage.

From Penrith proceed south on the A6 toward Shap and continue through Clifton. Turn left where signposted for Newby. As you enter the village, the entranced lane to the property is located on the right hand side beside the converted barns.

Viewings come highly recommended.

### Property Overview

Formerly known as "Newby Stain", the property consists of; Entrance porch with stone wall feature and stone flooring with access into the entrance hallway and utility room. The utility room allows availability for fridge, freezer and washing machine. Wooden effect worktop. Basin with hot and cold taps. Double glazed window to front aspect with stained glass window feature. Tiled flooring. Access into the downstairs WC. The entrance hallway has stone flooring and wooden beams. Wooden stairs lead you to the upper level. There is also a stone feature wall. Access to the cellar, living room and living room/ kitchen. The spacious living room/ dining kitchen along with island is a chef's dream, featuring a sleek black granite worktop that provides ample space for culinary creation. We have been advised the kitchen has solid oak wall and base units. Integrated electric Induction hob, double oven and extractor. Integrated dishwasher and wine chiller. Availability for free standing fridge/ freezer. Stainless steel sink with hot and cold taps, including hot water tap. Patio doors lead onto the rear aspect providing access into the study. Stone flooring. The living room area has three double glazed windows, two the rear aspect, and one to the side aspect. Log burner, surround and wooden beams, making this the ideal space for entertaining guests or perfect for those cosy evenings. We have been advised the flooring is engineered oak. Leading from the kitchen into the study, where there is access to the front aspect. Worktop and storage with availability for a further fridge/ freezer. Wooden beams, stone flooring with double glazed window to side aspect. Leading from the hallway into the living room, please note some taller individuals may need to dip as you enter. The living room which is generous in size features wooden beams, log burner and surround. There is access into the kitchen, which is currently not used by the current owners. Double glazed window to side aspect, with stained glass feature looking into the kitchen. Stone flooring.

The first floor comprises of 4 double bedrooms and family bathroom. Bedroom 1 is a large double bedroom with walk in wardrobe, high pitched ceiling, wooden beams and En- suite. Double glazed window to rear aspect. Carpet flooring. Three piece En-suite with walk in shower, WC and basin with hot and cold taps. Heated towel rail. Double glazed window to rear aspect. Tiled flooring. Bedroom 2 is also a large double bedroom with stone wall feature and wooden beams. Double glazed window to rear aspect. Carpet flooring. Bedroom 3 is a good sized double bedroom with stone wall feature and storage cupboard. Double glazed window to front aspect. Carpet flooring. Bedroom 4 is a double bedroom with high ceiling and wooden beams. Small double glazed window to front aspect. Carpet flooring. Three piece family bathroom with stone wall feature with original stone markings. Free standing bath with hot and cold taps, WC and basin with hot and cold taps. Double glazed window to side aspect. Wooden flooring.

## Accommodation with approx. dimensions

### Ground Floor

### Entrance Porch

### Entrance Hallway

Living Room/ Dining Kitchen 31'1" x 14'11" (9.48m x 4.55m)

Living Room 14'11" x 14'7" (4.55m x 4.45m)

Study 10'5" x 9'7" (3.18m x 2.92m)

### Utility Room

### Downstairs WC

### First Floor

Bedroom One 12'5" min x 12'2" max (3.78m min x 3.71m max)

### En-suite

Bedroom Two 15'8" x 12'6" (4.48m x 3.81m)

Bedroom Three 15'1" x 8'10" (4.60m x 2.69m)

Bedroom Four 11'0" x 7'5" (3.35m x 2.26m)

### Bathroom

### Outside:

Three well-maintained stables, store and paddock, ideal for equestrian enthusiasts or those simply seeking a bit of extra space. Rear garden with patio area for alfresco dining, grassed area, wildlife pond, shrubbery, trees, hot tub and pergola. The stone wall boundary adds a touch of rustic charm with access to the paddock, where the current owners have their horses.

Forecourt parking with detached garage.

Garage 22'10" x 14'0" (6.69m x 4.27m)

Stables 11'10" x 10'8" (3.61m x 3.25m)

11'10" x 10'8" (3.61m x 3.25m)

11'6" x 10'3" (3.51m x 3.12m)

Store 13'8" x 11'10" (4.17m x 3.61m)

### Rights of Way

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

### Services

Mains electricity, mains water. Septic tank. Oil fired heating with underfloor heating to the ground floor.

### Tenure

Freehold

### Age and Construction

We have been advised the property dates back to circa 1755 and is of stone and slate construction. Also, that the property has been owned by only 3 families in that time.

### Council Tax

Westmorland & Furness Council. Band E

### Broadband Speed

Superfast 35 Mbps available.

### Energy Performance Rating

Band D

### Viewings

By appointment with Hackney and Leigh's Penrith office.

### What3Words Location

aimed.cheater.submit

### Price

£550,000



Bedroom One



Bedroom Two



Bedroom Three



Garden

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

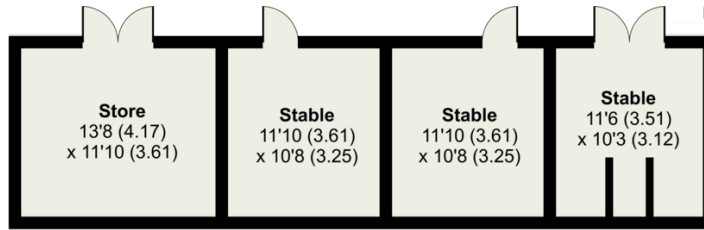
Approximate Area = 2250 sq ft / 209 sq m (excludes void)

Garage = 320 sq ft / 29.7 sq m

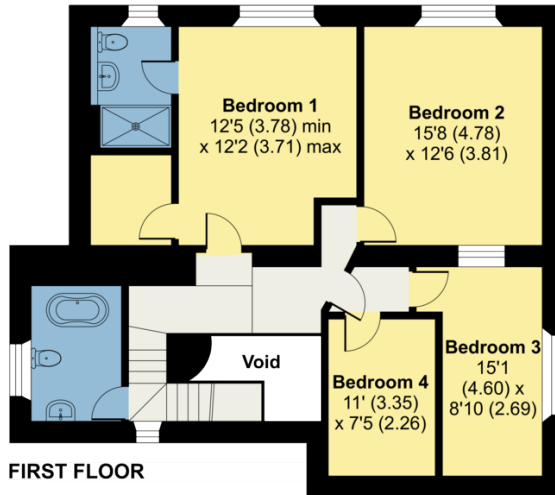
Outbuilding = 536 sq ft / 49.8 sq m

Total = 3106 sq ft / 288.5 sq m

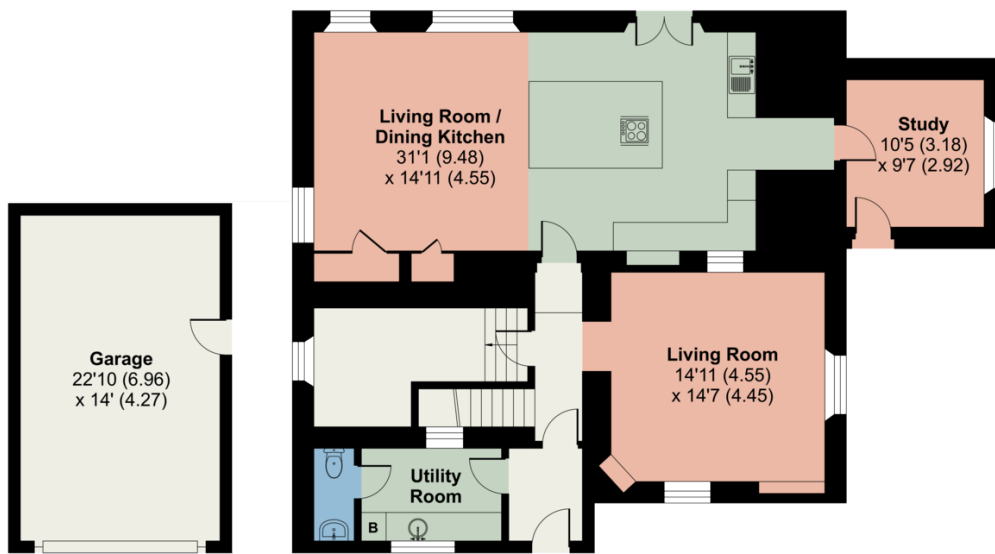
For identification only - Not to scale



**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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