



Great Salkeld

3 Fallow Gardens, Great Salkeld, Penrith, Cumbria, CA11 9GW

A superb contemporary style three bedroom detached converted barn enjoying a tranquil cul de sac setting in the centre of Great Salkeld village and providing an immaculate standard of tastefully appointed accommodation including high quality fittings.

A local occupancy condition applies requiring any purchaser from outside of the county of Cumbria to demonstrate an employment offer from within the county of Cumbria for a minimum of sixteen hours per week or to have strong local family connections.

Nestling in open countryside within the Eden Valley, the charming picturesque village of Great Salkeld is located approximately six miles from Penrith and under two miles from the neighbouring village of Lazonby. The village amenities include a historic church, public house and village hall.

Offers Over £625,000

Quick Overview

- Superb detached converted barn
- Delightful picturesque Eden Valley village location
- Tranquil cul de sac setting
- Approximately six miles from Penrith and under two miles from Lazonby
- Close to the Lake District National Park
- Impressive contemporary design and high-quality specification
- Three double bedrooms and two luxury bath / shower rooms
- Gardens and on-site parking spaces
- EPC rating B
- Local occupancy restriction applies



3



2



2



B



Ultrafast
1000 Mbps

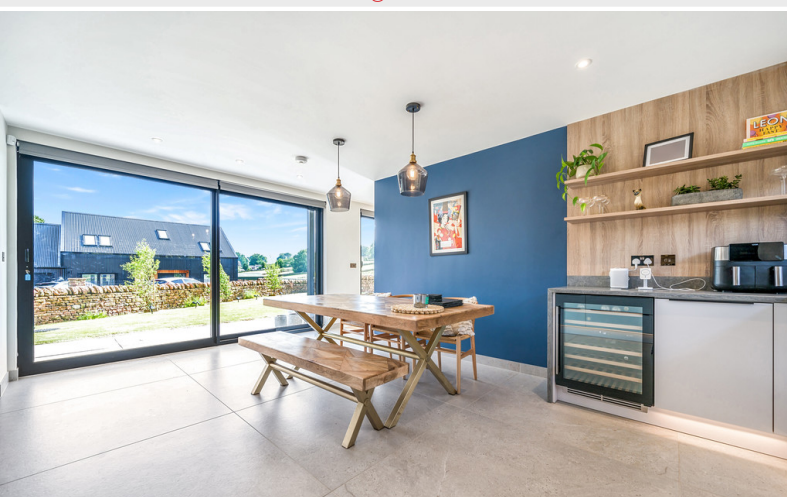


On-site parking

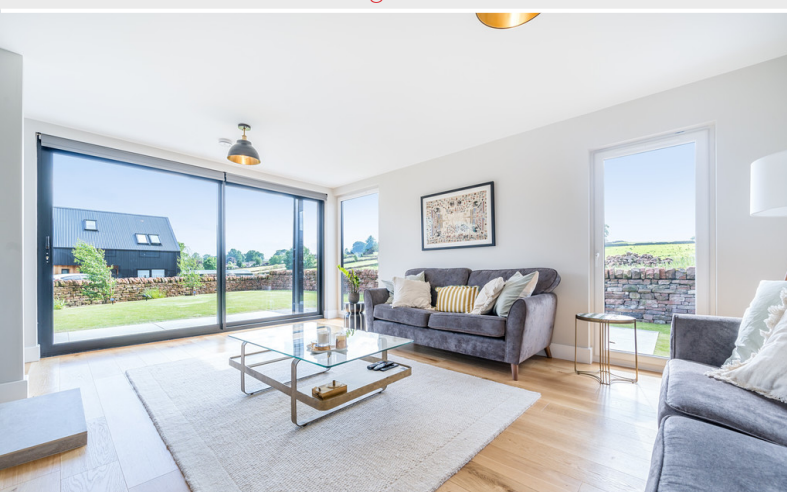
Property Reference: P0329



Dining Kitchen



Dining Kitchen



Living Room



Sitting Room

Accommodation

Ground Floor:

Entrance Hall

With built in cupboards.

WC

With WC, wash hand basin, ceramic wall tiling.

Utility Room

With fitted base and wall units including pelmet lighting, sink with mixer tap, plumbing for washing machine.

Dining Kitchen

With fitted base and wall units including granite work surfaces, pelmet and plinth lighting, sink with mixer tap providing boiling water, integrated oven, combi microwave oven, induction hob, extractor unit, fridge, freezer, wine cooler, dishwasher, front patio doors with electric blinds.

Living Room

With wood burning stove, front patio doors with electric, two glazed side doors.

Sitting Room

With radiator, fitted display shelving and desk, built in cupboards, external door. This room was formed by converting the garage.

First Floor:

Landing

With radiator.

Master Bedroom

With radiator, built in wardrobes, external door to balcony.

En-suite Shower Room

With WC, vanity wash hand basin, wet room shower with rainwater head shower and rinser, ceramic wall tiling, heated towel rail.

Bedroom Two

With radiator, built in wardrobes, external door to balcony.

Bedroom Three

With radiator.

Bathroom

With WC, vanity wash hand basin, bath with shower mixer / filler, shower cubicle with rainwater head shower and rinser, ceramic wall tiling, heated towel rail.



Dining Kitchen



Living Room



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom

Outside:

Front driveway providing on-site parking spaces, feature sandstone boundary wall, front and side lawned gardens with paved patios, electric car charging point.

Services

Mains water, electricity and drainage. Air source heat pump electric central heating with underfloor heating to the ground floor and radiators to the first floor.

Tenure

Freehold.

Council Tax

Band E.

Local Occupancy Restriction

The property has a local occupancy restriction that requires any purchaser from outside of the county of Cumbria to demonstrate an employment offer from within the county of Cumbria for a minimum of sixteen hours per week or to have strong local family connections.

Unregistered Land

We have been advised the land is unregistered, however the current owner is registering the land therefore conveyancing may take a little longer.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From Penrith proceed on the A686 towards Alston and after approximately three miles turn left onto the B6412 signposted to Great Salkeld and Lazonby. Upon entering Great Salkeld the entrance to Fallow Gardens is situated on the left just beyond the village church.

Price

Offers over £625,000 are invited for consideration.



Rear Elevation



Garden



Balcony



Garden

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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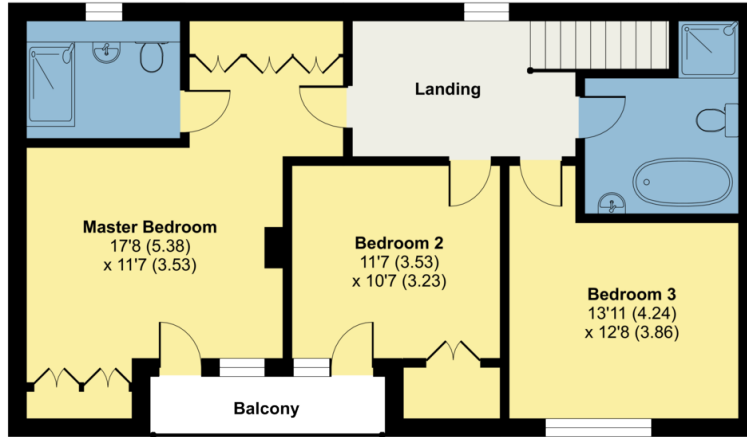
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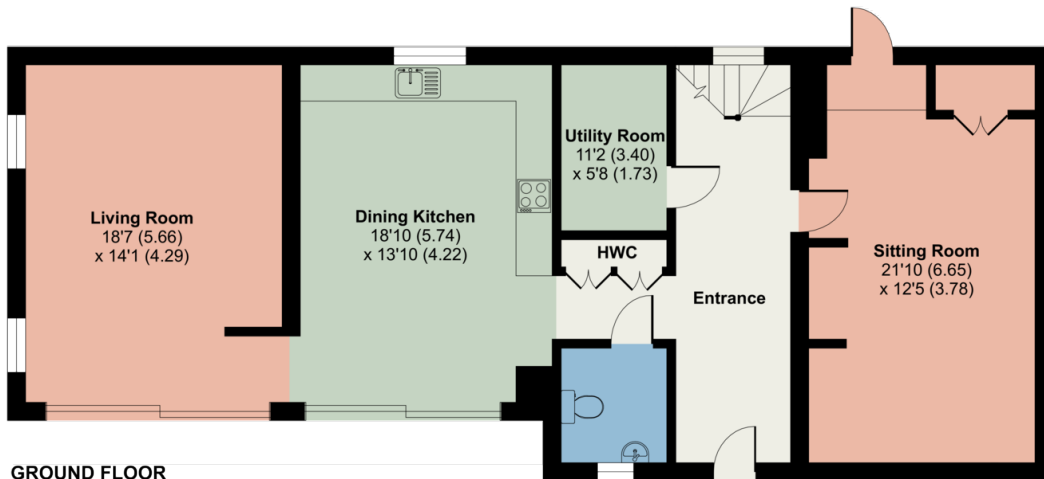
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Approximate Area = 1941 sq ft / 180.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1138722

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