



Temple Sowerby

£495,000

Town Head Farmhouse, Newbiggin, Temple Sowerby, Penrith, Cumbria, CA10 1TA

Townhead Farm is a beautifully presented stone built Grade II, 3 bedroom link detached property set in the picturesque village of Newbiggin, surrounded by views of the rolling countryside. The property briefly comprises of; 3 double bedrooms, 2 reception rooms, with bespoke kitchen featuring high ceilings and original features throughout.

Temple Sowerby is situated in the Eden Valley between the Pennines and the north-eastern edge of the Lake District National Park and better known, as the 'Queen of Westmorland' as a red stone village. It is approximately 2 miles from the A66 trans-Pennine route, approximately 7 miles east of Penrith and 7 miles northwest of Appleby-in-Westmorland.

Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys, bars and restaurants with several reputable primary and secondary schools available. The area offers many outdoor activities including woodland walks, equestrian pursuits, and golf course, which are very popular in the region. It's ideal location for those needing access to the M6, Penrith train station and local amenities with bus services running to surrounding areas.

Early viewings come highly recommended.

Quick Overview

3 Bedroom link detached house

Fitted country - style kitchen

Two reception rooms

Countryside views

Village location

Polytunnel & Victorian outhouse

High ceilings & original features

Grade II Listed building

Driveway

Broadband Speed - Standard 6 Mbps



3



1



2



E



Standard
6 Mbps



On-site Parking

Property Reference: P0320



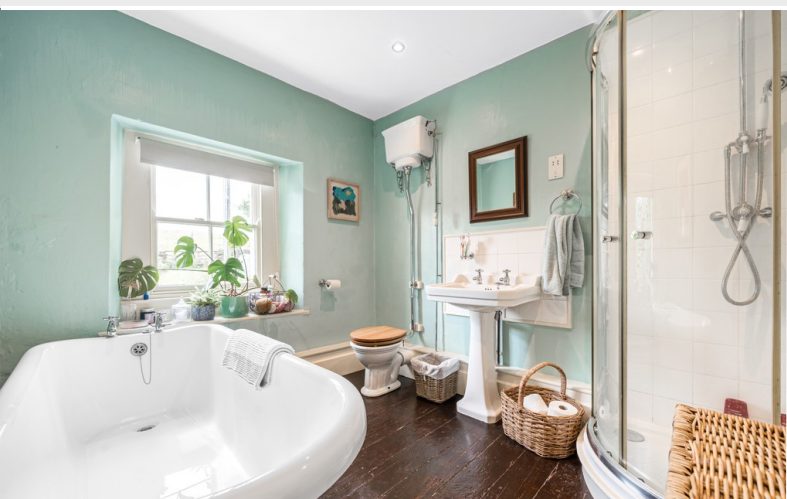
Kitchen



Dining Room



Living Room



Bathroom

Location

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From Penrith head south-east on Little Dockray towards Corn Market / A592, turn right onto Corn Market / A592 and left onto Great Dockray. Turn right onto Princess Street and left onto Crown Square and right onto King Street / A6. Follow A66. At Kemplay Bank roundabout, take the 2nd exit onto A66. Keep left to stay on A66. Take the B6412 and Milburn Road to Station Road. Turn left towards B6412. Turn right onto B6412. Turn left to stay on this road and then turn right, and then slight right. Continue onto Milburn Road, and turn right onto Station Road. The property will be on your right hand side.

Property Overview

Townhead Farm is a beautifully presented Grade II stone built, 3 bedroom link detached property set in the picturesque Newbiggin, surrounded by views of the rolling countryside with good countryside walks straight from the doorstep. The property briefly comprises of; 3 double bedrooms, 2 reception rooms, with bespoke kitchen featuring high ceilings and original features throughout.

The property consists of fitted country - style kitchen with electric hob and oven with Belfast sink. Wooden base units with wooden worktops. Two sash windows to rear aspect. Access to rear aspect and hallway. Part tiled with stone flooring. Leading from the hallway into the spacious living room. The living room features high ceilings and Jotul log burner with sandstone surround. Sash window to front aspect providing views of the rolling countryside. Carpet flooring. Access to dining room and front aspect. The dining room is generous in size, with multi fuel log burner with surround. Large sash window to front aspect, bringing in lots of natural light, making this the ideal room for entertaining guests. Carpet flooring. The hallway allows access to the kitchen, utility room and living room. Sandstone flooring with stone stairs to upper level.

The first floors comprises of, three bedrooms and family bathroom. Bedroom 1 is a large double with fitted wardrobes featuring fireplace with surround. Sash window to front aspect with views of the countryside. Wooden flooring. Bedroom 2 to is a good size double bedroom with sash window to front aspect. Wooden flooring. Bedroom 3, also a double bedroom with sash window to rear aspect. Wooden flooring. Four piece bathroom with free standing bath with hot and cold taps, corner shower with waterfall feature, WC and basin with hot and cold taps. Sash window to rear aspect. Part tiled with wooden flooring.

The property includes a utility room with green coloured wall and base units, with wooden effect worktops. Plumbing for washing machine and dishwasher, providing availability for tumble dryer and fridge / freezer. Stone flooring and sash window to rear aspect.

We have been advised that there has been Gypsum mining in the area, but not on this site.

Accommodation with approx. Dimensions

Ground Floor

Hallway

Kitchen 11'10" x 9'8" (3.61m x 2.95m)

Living Room 15'0" x 14'0" (4.57m x 4.27m)

Dining Room 13'8" x 11'8" (4.17m x 3.56m)

Utility Room 9'8" x 7'10" (2.95m x 2.39m)

First Floor

Landing

Bedroom One 15'1" x 14'0" (4.60m x 4.27m)

Bedroom Two 14'0" x 11'10" (4.27m x 3.61m)

Bedroom Three 11'9" x 9'8" (3.58m x 2.95m)

Bathroom 9'7" x 8'0" (2.95m x 2.43m)

Outside:

Outbuilding 15'2" x 8'4" (4.62m x 2.54m)

Enclosed front garden with boundary stone wall, grassed area, trees and shrubbery. Side garden and large enclosed rear garden with boundary stone wall, grass, tall trees and shrubbery, offering views of the rolling countryside. Polytunnel, summerhouse, log store, patio area and well. There is also a Victorian outbuilding that we have been advised was used as an old wash house. Driveway for ample parking to the side of the property.

To the side aspect, is driveway for ample parking.

Services Mains electricity, mains water and draining. Oil fired heating

Tenure Freehold

Broadband Speed Standard 6 Mbps

Council Tax Westmorland and Furness Council
Band D

Viewings Strictly by appointment with Hackney and Leigh Penrith office

Energy Performance Certificate Rating An EPC is not required, as the property is a listed building

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



Rear Elevation and Garden



Garden

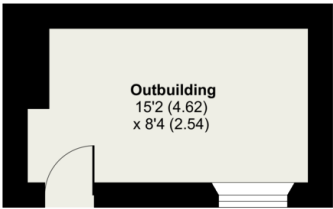
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Approximate Area = 1296 sq ft / 120.4 sq m

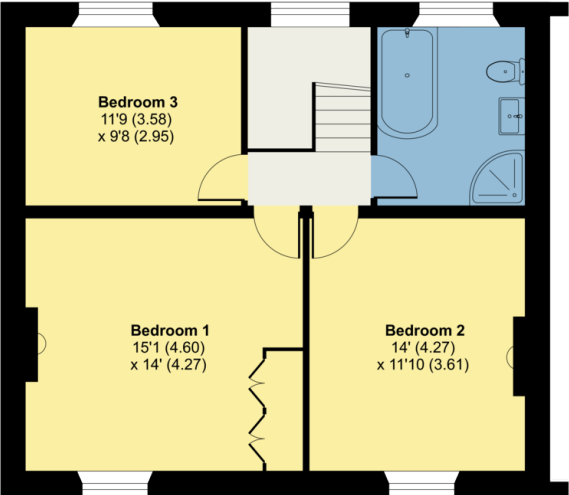
Outbuilding = 126 sq ft / 11.7 sq m

Total = 1422 sq ft / 132.1 sq m

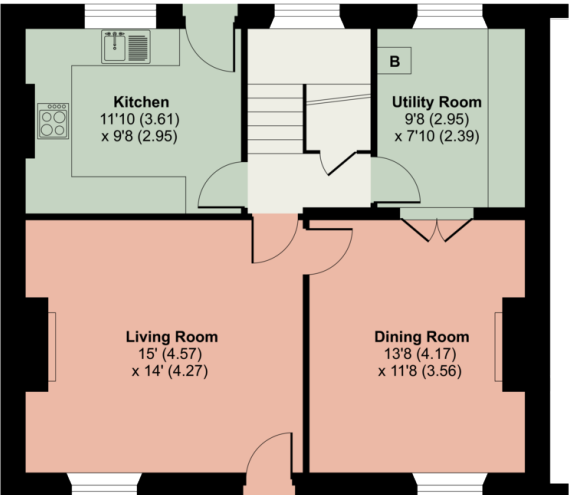
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OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1149781

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