



# Gamblesby

£595,000

South Bank , Unthank, Gamblesby, Penrith, Cumbria, CA10 1JB

Nestled within approximately 1 acre of mature gardens, this charming period home offers a unique blend of character boasting high ceilings and original features throughout, providing a sense of grandeur and timeless elegance. With no onward chain, this property is ready for you to make it your own. The property briefly comprises of; 4 bedrooms, farmhouse kitchen/ dining room, living/ dining room, sitting room and study. Outside, the gardens are a haven for nature lovers, offering a peaceful retreat to enjoy the changing seasons.

Unthank is a quiet hamlet near Gamblesby in Cumbria, situated approximately 2 miles north of Melmerby and approximately 12 miles from the market town of Penrith with access to the M6 motorway north and south.

Viewings come highly recommended.

## Quick Overview

4 Bedroom detached house

3 Reception rooms

2 Family bathrooms

Peaceful location

Mature garden, pond & summerhouse

No onward chain

In need of modernisation

Original features

Driveway

Broadband - Ultrafast 1000 Mbps



4



2



3



F



Ultrafast  
1000 Mbps



Driveway

Property Reference: P0370



Kitchen/Dining Room



Living/Dining Room



Living/Dining Room



Sitting Room

**Introduction** Nestled within approximately 1 acre of mature gardens, this charming period home offers a unique blend of character boasting high ceilings and original features throughout, providing a sense of grandeur and timeless elegance. With no onward chain, this property is ready for you to make it your own. The property briefly comprises of; 4 bedrooms, farmhouse kitchen/ dining room, living/ dining room, sitting room and study. Outside, the gardens are a haven for nature lovers, offering a peaceful retreat to enjoy the changing seasons.

Passing through Gamblesby, you will see a signpost that mentions winter conditions. Turn left just before the signpost and follow the road down a small hill. After the bridge, turn left into Unthank. The property is on the left hand side with the white railings.

**Property Overview** The property consists of; Entrance porch with tiled flooring providing access into the kitchen and sitting room. The fitted farmhouse style kitchen/ dining room is a true heart of the home, complete with a pantry and utility room for all your storage needs. Oil fired Aga with integrated oven. Availability for dishwasher. White coloured worktops with wooden base units. Part tiled with tiled flooring. Stainless steel sink with hot and cold taps. Two windows to rear aspect and one to the side aspect. The pantry offers availability for a fridge. Tiled flooring with window to side aspect. Leading from the kitchen, up a small set of stairs, is the utility room complete with Belfast sink with hot and cold taps. Availability for washing machine, tumble dryer and fridge/ freezer. White worktops with wooden wall and base units. The boiler is located in this room. Access to side aspect. Vinyl flooring with windows to side and front aspect.

Leading from the entrance porch into the cosy sitting room with impressive log burner and stone surround. Perfect for relaxing with a good book or enjoying a quiet moment. Carpet flooring with two secondary glazed windows to front aspect. Access to the hallway which leads to the study and living room. Carpet flooring with carpeted staircase to upper level. Spacious living/ dining room with open fire and surround, original features and high ceilings. Carpet flooring with 2 secondary glazed windows to rear aspect, bringing in lots of natural light while providing views and access to the rear garden and rolling countryside. For those who are working from home, there is a good sized office with carpet flooring and window to front aspect.

The first floor comprises of 4 bedrooms and 2 bathrooms. Bedroom 1 is impressive in size with two secondary glazed windows to the rear aspect. Carpet flooring. Bedroom 2 is a large double bedroom with secondary glazed window to rear aspect. Carpet flooring. Bedroom 3, also a large double bedroom with secondary glazed window to front aspect. Carpet flooring and Bedroom 4 is a large double bedroom with fitted wardrobes and basin. Secondary glazed window to front aspect. Carpet flooring. Three piece family bathroom with bath with hot and cold taps, WC and basin with hot and cold taps. Two single glazed windows to rear aspect. Laminate flooring. There is a storage cupboard where the water tank is stored. Laminate flooring. The second bathroom is accessed through the dressing room. The dressing room has stone wall feature with access to the landing. Carpet flooring. The second bathroom is large in size and features bath with hot and cold taps, WC and basin with hot and cold taps. Window to rear and side aspect, with a window looking into the dressing room. Part tiled with glossed wooden floorboards. Feature fireplace, which we have been advised is not useable.

An additional outside room, accessible via stone stairs, provides endless possibilities – whether you envision it as a studio, home office, or guest accommodation.

While the property does have some signs of dampness, this presents an opportunity for you to add your personal touch.

**Accommodation with approx. dimensions**

**Ground Floor**

**Entrance Porch**

**Kitchen/Dining** 21'5" max x 13'9" (6.53m max x 4.19)



Garden



Barn



Bedroom One



Bedroom Two



Bedroom Four



Bathroom

Living/Dining Room 31'1" x 13'5" (9.48m x 4.09m)

Sitting Room 13'6" x 13'1" (4.11m x 3.99m)

Study 13'5" x 9'4" (4.09m x 2.84m)

Utility Room 14'9" x 10'8" (4.50m x 3.25m)

First Floor

Bedroom One 20'5" x 13'6" max (6.22m x 4.11m)

Bedroom Two 11'1" x 10'3" (3.38m x 3.12m)

Bedroom Three 13'5" x 10'2" (4.09m x 3.10m)

Bedroom Four 13'5" x 9'11" (4.09m x 3.02m)

Bathroom

Dressing Room 10'4" x 7'6" (3.15m x 2.29m)

Bathroom

Office 14'9" x 10'8" (4.50m x 3.25m)

Outside

Barn 14'10" x 7'5" (4.52m x 2.26m)

Barn 25'6" x 7'5" (7.77m x 2.26m)

WC

**Outside** The garden is a haven for wildlife enthusiasts, featuring a boggy wildlife pond that attracts a variety of birds and insects. Stone wall boundary with large grassed area, trees of various sizes, including apple and pear trees. There is also a small orchard adding a touch of rustic charm and summerhouse. Terraced patio area, with a water beck that meanders through the end of the garden. We have been advised the beck has not flooded. We have been advised that the property sits in approximately 1 acre of land.

Externally there is a stone barn adjacent to a neighbours barn. We have been advised our barn requires attention, as the wall is leaning.

**Services** Mains electricity, mains water and mains drainage. Oil fired heating.

**Tenure** Freehold

**Age and Construction** We have been advised the property is approximately 170 years old, and is of stone and slate construction

**Council Tax** Westmorland & Furness Council. Band F

**Broadband Speed** Ultrafast 1000 Mbps

**Energy Performance Rating** Band F.

**Viewings** By appointment with Hackney and Leigh's Penrith office.

**What3Words Location** Chats.coverings.method

**Price** £595,000

**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).



Rear Aspect



Garden



Rear Aspect and Garden



South Bank

Request a Viewing Online or Call 01768 593593

## Meet the Team

### Jill Connon

Branch Manager & Property Valuer

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



### Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: 01539 792032



Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

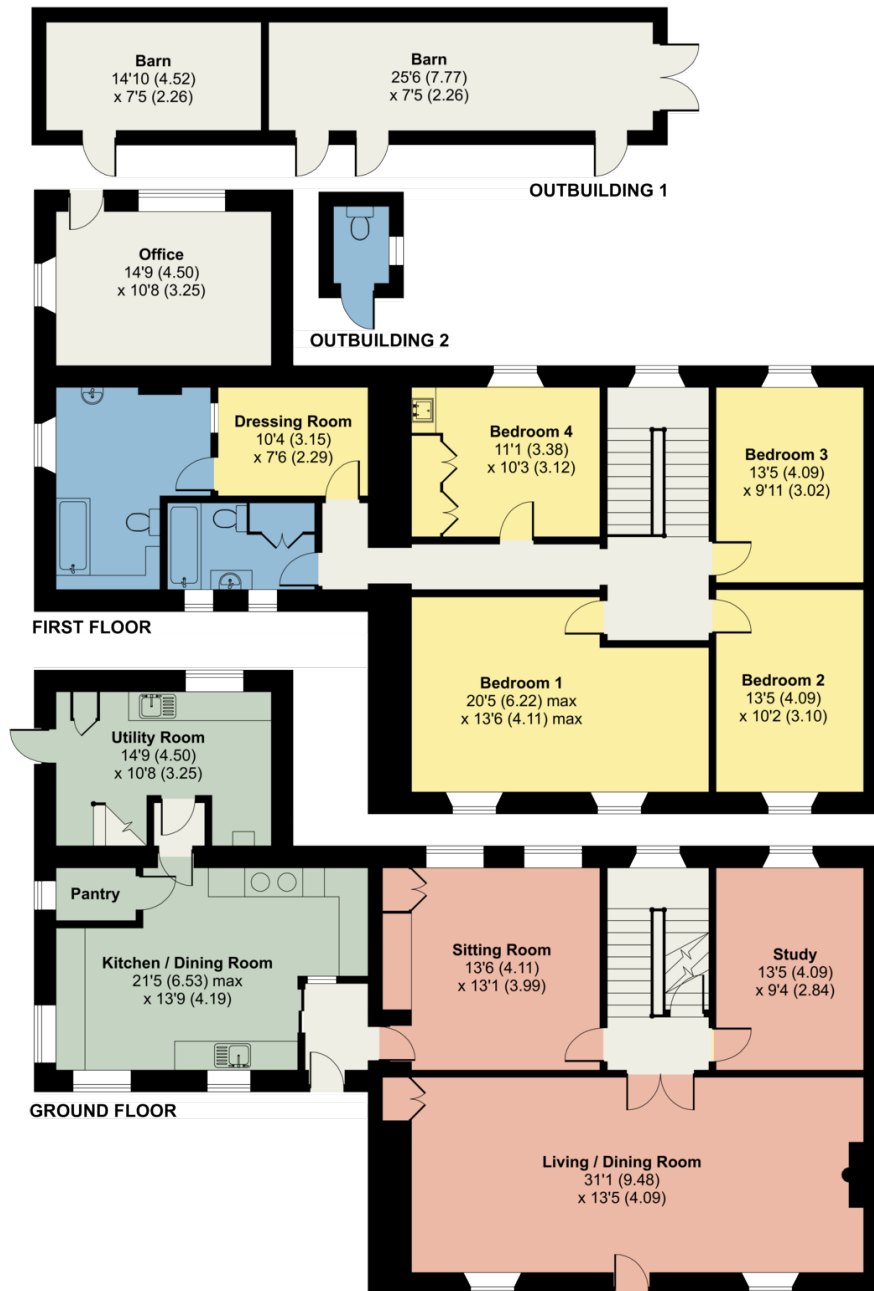
# South Bank, Unthank, Gamblesby, Penrith, CA10 1JB

Approximate Area = 2791 sq ft / 259.2 sq m

Outbuilding = 333 sq ft / 30.9 sq m

Total = 3124 sq ft / 290.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1178606

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 04/09/2024.

Request a Viewing Online or Call 01768 593593