



## Crosby Ravensworth

£560,000

16 Stoneworks Garth, Crosby Ravensworth, Penrith, Cumbria, CA10 3JE

Welcome to this exquisite, energy efficient passive family home with the perfect blend of elegance and practicality, while offering a lifestyle of comfort and sustainability. The property has been finished to an extremely high standard throughout and briefly comprises of; 4 Double bedrooms with high-pitched ceilings, Bedroom 1 with En-suite, open plan kitchen/ dining/ living room with breakfast bar, snug with log burner, study, and home office with the option of being used as a 5th bedroom.

Please note, the property has a local occupancy restriction which will be extended to the wider market after a period of 6 months.

Viewings come highly recommended.

### Quick Overview

4/ 5 Bedroom detached house

2/ 3 Reception rooms

No onward chain

Study

Picturesque village location

Energy efficient passive house

4kw Solar panel system & battery storage

Double garage & driveway

Workshop

Broadband Speed - Superfast 80 Mbps



4



2



3



A



Superfast  
80 Mbps



Double garage &  
driveway

Property Reference: P0386



Entrance Hall



Kitchen/ Dining/ Living Room



Study



Office/ Bedroom Five

## Property Overview

As you step through the front door through the entrance porch, you are greeted by an impressive entrance hallway, adorned with stunning oak flooring and a grand staircase that sets the tone for the rest of the property. Access to the study, kitchen, and home office/ 5th bedroom. Two triple glazed windows to front aspect. The heart of the home is undoubtedly the open-plan kitchen/ dining/ living room area with two triple glazed sliding doors to rear aspect, bringing in lots of natural light. This expansive space is designed for both everyday living and entertaining, featuring a breakfast bar for casual dining. Integrated Bosch 5 ring electric Induction hob, double oven and extractor fan. Integrated dishwasher and fridge/ freezer. Sink with hot and cold taps. Red coloured worktop with cream coloured wall and base units. Wooden beam and oak flooring. Access to utility room, snug and entrance hallway. Leading into the snug, complete with a cosy log burner and surround which is ideal for those chilly evenings. Triple glazed window to rear aspect. Oak flooring. The study is perfect for those working from home. Two triple glazed windows to front aspect. Oak flooring. There is also an additional office that can be tailored to your needs, whether as a 5th bedroom, playroom, or creative space. Two triple glazed windows to front aspect with oak flooring. Adjacent to this room is the downstairs cloakroom WC with vanity unit, WC and basin with mixer taps. Heated towel rail and tiled flooring.

There is also a utility room allowing access to the boiler room, rear aspect, and kitchen/ living area. Plumbing for washing machine and tumble dryer. White coloured wall and base units. Triple glazed window to rear aspect. Tiled flooring.

The first floor offers 4 spacious double bedrooms and family bathroom. All bedrooms in this home boast high-pitched ceilings, creating a sense of space and light with each room offering a tranquil retreat, perfect for unwinding after a long day. Bedroom 1 is a large double bedroom with En-suite. Triple glazed window to rear aspect. Carpet flooring. Three piece En-suite with walk in shower with waterfall feature, WC and basin with mixer taps. Storage cupboards and heated towel rail. Triple glazed Velux window to front aspect. Part tiled, tiled flooring and underfloor electric heating. Bedroom 2 is a large double bedroom with fitted wardrobes. The wardrobes feature from soft close doors, LED internal lighting and pull down hanging rails. Two triple glazed windows to rear aspect. Carpet flooring. The current owners are using this as a dressing room. Bedroom 3 is a double bedroom with two triple glazed windows to rear aspect. Carpet flooring. Bedroom 4, also a large double bedroom with two triple glazed windows to rear aspect. Carpet flooring. Four piece family bathroom with Villeroy & Boch bathroom set. Bath with mixer taps, separate shower, WC and basin with mixer taps. Heated towel rail. Part tiled, tiled flooring and underfloor electric heating. Triple glazed Velux window to front aspect. The landing offers a storage cupboard and store room with fitted wardrobes where the air filtration circulation system is located. Triple glazed window to front aspect. Carpet flooring.

Please note that we have been advised there is oak flooring, internal solid oak doors and staircase in the home, however this has not been verified.

### Accommodation with approx. dimensions

#### Ground Floor

Entrance Hallway 13'5" x 12'6" (4.10m x 3.80m)

Kitchen/ dining/ living room 22'4" x 20'0" (6.80m x 6.10m)

Snug 14'5" x 10'10" (4.40m x 3.30m)

Study 11'2" x 10'10" (3.40m x 3.30m)

Office/ Bedroom Five 9'10" x 8'10" (3.0m x 2.70m)

Utility Room 11'2" x 9'10" (3.40m x 3.0m)

#### Downstairs Cloakroom/ WC



Kitchen/ Dining/ Living Room



Snug



Bedroom One



En-suite Shower Room



Bedroom Two



Bathroom

## First Floor

**Bedroom One** 14'1" x 11'7" (4.30m x 3.54m)

**En-suite**

**Bedroom Two** 19'8" x 9'10" (6.0m x 3.0m)

**Bedroom Three** 19'8" x 9'10" (6.0m x 3.0m)

**Bedroom Four** 19'8" x 9'10" (6.0m x 3.0m)

**Bathroom**

**Outside**

**Garage** 16'9" x 10'2" (5.10m x 3.10m)

**Workshop** 10'10" x 10'2" (3.30m x 3.10m)

The rear garden includes grassed area, small pond, shrubs and trees with various sizes with low stone wall boundary. Low maintenance front garden with grassed area and shrubs. The side garden with chipped slate and greenhouse with wooden fence boundary. Driveway for ample parking, detached garage with electric door and workshop.

**Services**

Mains electricity, mains water and mains drainage. Air Source heating.

**Tenure**

Freehold

**Age and Construction**

We have been advised the property is approximately 9 years old and is of brick, timber frame, stone and slate construction.

**Council Tax**

Westmorland & Furness Council.

Band D

**Broadband Speed**

Superfast 80 Mbps

**Energy Performance Rating**

Band A

**Viewings**

By appointment with Hackney and Leigh's Penrith office

**What3Words Location**

officials.classics.lengthen

**Price**

£560,000

**Anti-Money Laundering Regulations (AML)**

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Bedroom Three



The property



Bedroom Four



Garden

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



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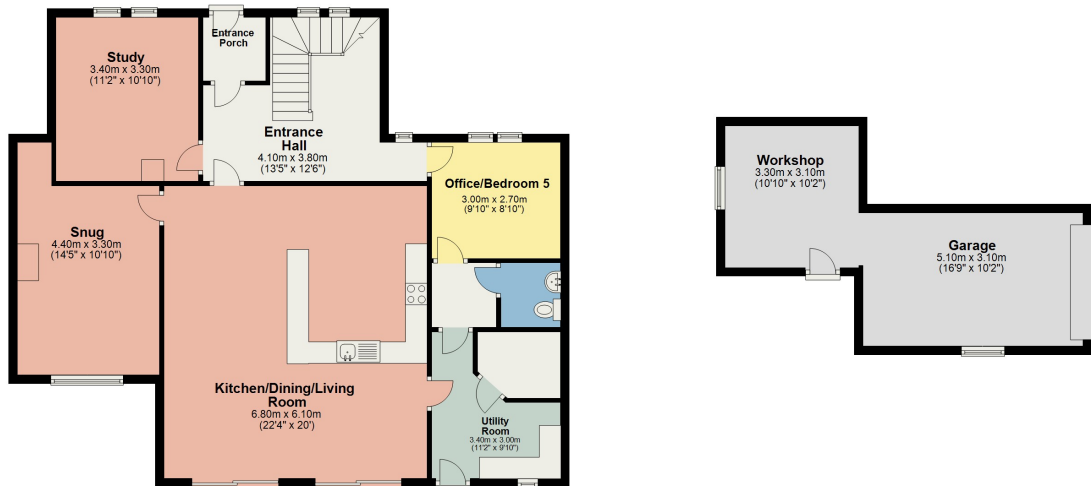


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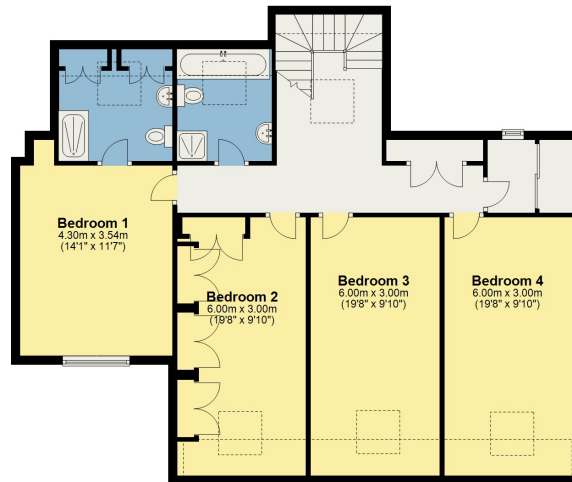
### Ground Floor

Approx. 133.5 sq. metres (1437.2 sq. feet)



### First Floor

Approx. 108.1 sq. metres (1163.5 sq. feet)



Total area: approx. 241.6 sq. metres (2600.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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