



**1 The Court Yard, Hesket Newmarket, CA7 8JJ**

Guide Price **£275,000**

**PFK**



# 1 The Court Yard

## The Property

This property is tucked just off the green in the heart of Hesketh Newmarket, a sought after village celebrated for its picturesque historic layout, community owned pub and brewery, village shop, strong conservation value and even links to Dickens. Surrounded by beautiful countryside ideal for walking the village also hosts an annual agricultural show.

The accommodation is well planned with the ground floor offering a good sized living room featuring a stove set within a stone surround and complemented by windows to the front and rear with the front window framing a delightful view across the green. A fitted kitchen and a cloakroom/WC. Upstairs, the first floor provides three bedrooms and a family bathroom.

Externally, the property enjoys a side terrace with shrub borders and a patio, ideal for outdoor seating. To the front, the cottage is set back behind established planting with steps leading to the main entrance. To the side, there is vehicular access to an attached garage offering both parking and storage. In addition, the property benefits from solar panels, helping to improve energy efficiency.

Blending character, comfort and practicality, this property presents a rare opportunity to enjoy village life in an outstanding Lakeland setting.





# 1 The Court Yard

The Property continued....

**Please note: the property is subject to a local occupancy restriction/condition** imposed by the Lake District National Park under Decision Notice 7/2002/2061. Occupants must either:

1. Be employed, about to be employed, or last employed in the locality; or
2. Have lived in the area for at least three years immediately prior to occupation.

For the purposes of this condition, "the locality" is defined as the **County of Cumbria**.

- Tucked just off the green in Hesket Newmarket a historic and picturesque village with a pub, brewery, shop, and surrounded by beautiful countryside.
- Providing a entrance hall, cloak/wc, living room, fitted kitchen and to the first floor three bedrooms and bathroom. Side garden/terrace and drive leading to garage.
- LOCAL OCCUPANCY RESTRICTION IN PLACE
- Tenure: Freehold
- Council Band: D
- EPC rating E







# 1 The Court Yard

## Location & Directions

Hesket Newmarket lies 4 miles from Caldbeck, 13 miles from Carlisle and 16 miles from Penrith. Both Hesket Newmarket and Caldbeck villages are nestled on the northern edge of the Lake District National Park amid the beautiful Caldbeck Fells. Together they offer a thriving community spirit each with a village shop and pub. This property truly enjoys an idyllic setting, perfectly placed for outdoor pursuits whether it's hiking across the fells, birdwatching in the countryside or horse riding along scenic trails, there is always something to inspire in this special corner of the Lakes.

## Directions

1 The Court Yard can be located with the postcode CA7 8JJ and identified by a PFK For Sale board. Alternatively by using What3Words: [///exhaling.refilled.lights](https://www.what3words.com/exhaling.refilled.lights)





## ACCOMMODATION

### Ground Floor

#### Entrance Hall

5' 8" x 7' 7" (1.73m x 2.31m)

#### Cloakroom / WC

5' 9" x 4' 4" (1.75m x 1.33m)

#### Living Room

11' 10" x 18' 7" (3.60m x 5.67m)

#### Kitchen

11' 11" x 10' 8" (3.64m x 3.25m)

### FIRST FLOOR LANDING

2' 11" x 15' 8" (0.89m x 4.77m)

#### Bedroom 1

9' 2" x 13' 0" (2.80m x 3.95m)

#### Bedroom 2

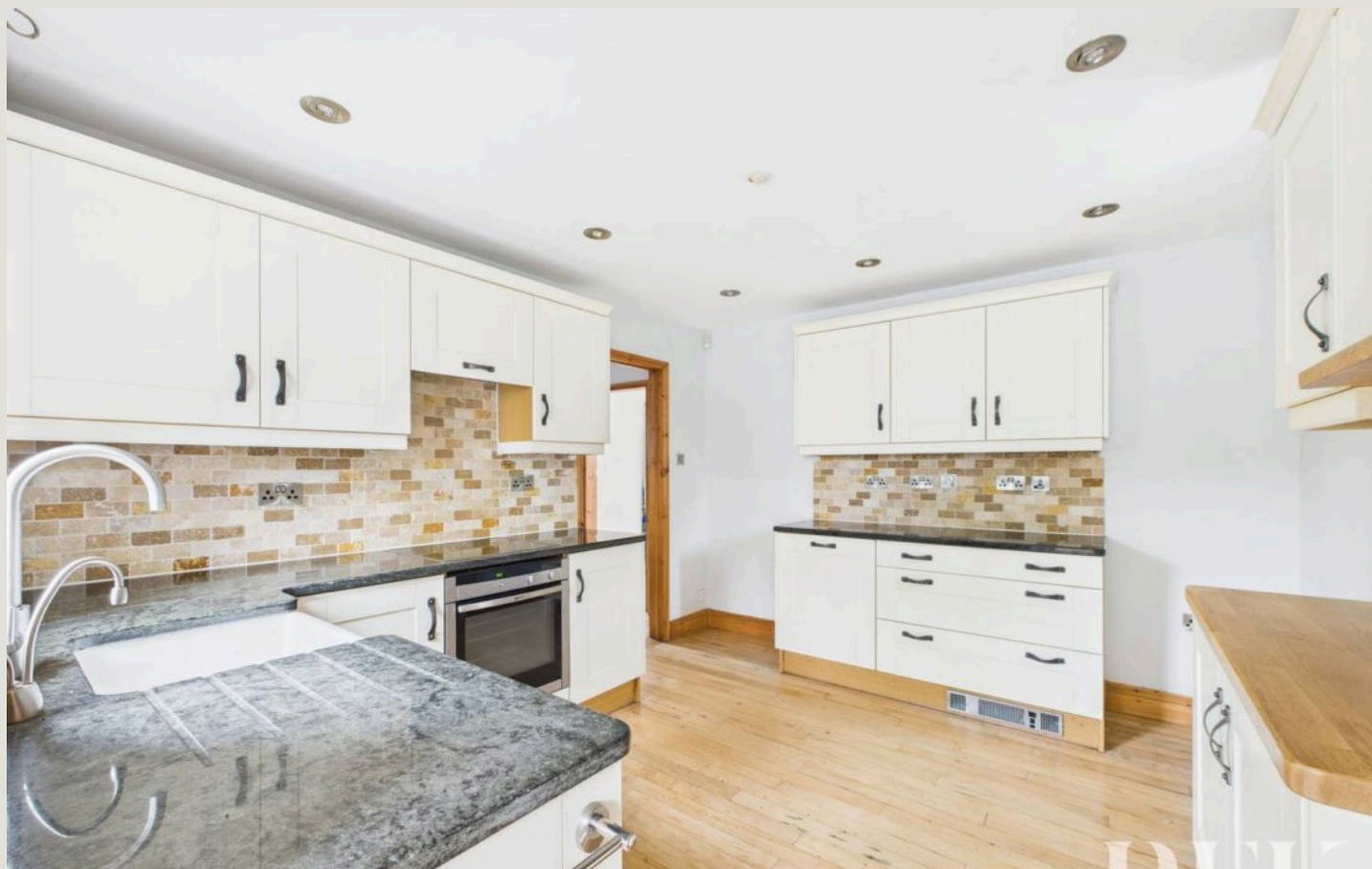
9' 2" x 10' 9" (2.80m x 3.28m)

#### Bedroom 3

9' 2" x 9' 6" (2.80m x 2.89m)

#### Bathroom

6' 0" x 7' 9" (1.82m x 2.35m)







## EXTERNALLY

### Garden

Small garden area to the front of the property and access by gate to a side terraced garden area.

## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage; LPG heating and double glazing. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





**WC**  
5'9" x 4'4"  
1.75 x 1.33 m

**Hallway**  
5'8" x 7'6"  
1.73 x 2.31 m

**Kitchen**  
11'11" x 10'8"  
3.64 x 3.25 m

**Living Room**  
11'9" x 18'7"  
3.60 x 5.67 m

**Garage**  
9'2" x 18'4"  
2.80 x 5.59 m

Floor 0

**Bathroom**  
7'8" x 5'11"  
2.35 x 1.82 m

**Bedroom 3**  
9'5" x 9'2"  
2.89 x 2.80 m

**Landing**  
15'7" x 2'10"  
4.77 x 0.89 m

**Bedroom 2**  
10'9" x 9'2"  
3.28 x 2.80 m

**Bedroom 1**  
12'11" x 9'2"  
3.95 x 2.80 m

Floor 1

## Approximate total area<sup>(1)</sup>

982 ft<sup>2</sup>

91.3 m<sup>2</sup>

## Reduced headroom

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>39</p>	<p>72</p>

**England, Scotland & Wales**

EU Directive  
2002/91/EC







## PFK Estate Agents

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