



**Alma House, Ellonby, CA11 9SJ.**

Guide Price £550,000

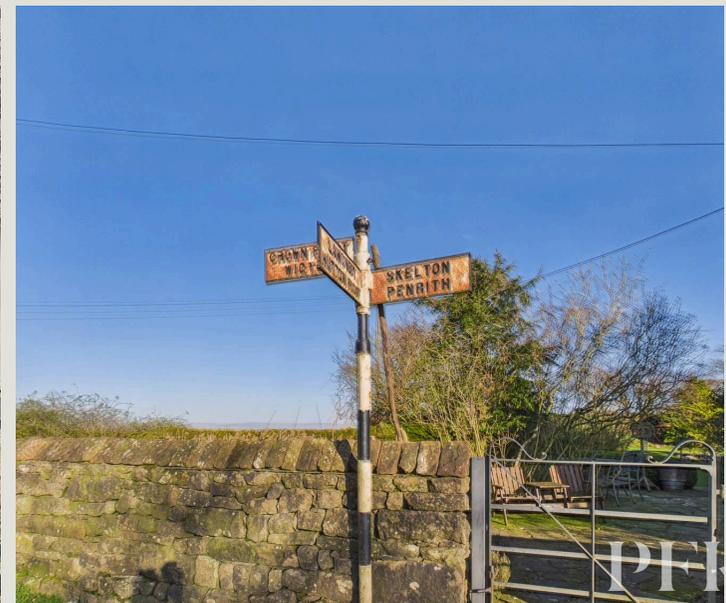
**PFK**

## Alma House

This exceptional detached house offers a truly unique blend of period charm and modern comfort, set across four spacious bedrooms, large family bathroom, en suite shower room and two inviting reception rooms. The property welcomes you with a traditional stone cottage façade and a characterful front entrance, framed by period stonework. Inside, the living areas showcase exposed wooden beams, a wood burning stove and windows that invite abundant natural light while providing picturesque views of the surrounding countryside and beautifully landscaped gardens. The spacious open-plan living and dining area features a door into the conservatory which in turn provides access directly onto the garden offering a tranquil spot to enjoy views over the garden, pond and stream, seamlessly blending indoor and outdoor living – ideal for entertaining and family gatherings.

The well-appointed kitchen boasts classic wooden cabinetry, an integrated double oven, an electric hob and extensive countertop space, making it perfect for culinary enthusiasts. A convenient utility area with a washing machine and vented tumble dryer adds further practicality. The four generously proportioned bedrooms are bathed in natural light, adorned with period furniture, built-in storage and feature rustic details such as exposed beams and charming window seats. The large family bathroom is both modern and spacious and there is an additional en suite shower room to bedroom one.

Additional features include ample off-road parking for multiple vehicles, enhancing convenience and security.





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The enchanting garden spaces surrounding the home are a true highlight, comprising mature trees, well-maintained lawns, hedged boundaries, and a greenhouse – ideal for gardening enthusiasts. Outdoor seating areas, rustic stone walls, and a picturesque, gated entrance provide the perfect settings for relaxation, alfresco dining, or entertaining guests.

The property has also benefited from practical improvements, including a roof replacement approximately 18 months ago and the vendors are currently in the process of arranging for the septic tank to be replaced. Characterful period features including exposed stone walls, decorative woodwork and classic furnishings create a warm, inviting atmosphere throughout the home. This property offers a rare opportunity to enjoy the comforts of modern living within a setting rich in history and natural beauty, making it an outstanding choice for families and those seeking a truly special home.



The popular hamlet of Ellonby is approximately 8 miles from Penrith and around 16 miles from Carlisle. The nearby village of Skelton, situated just under a mile away, offers a range of amenities including an excellent primary school, an award-winning public house and a village hall. The M6 motorway is accessible at Junction 41, while Penrith also provides a West Coast Main Line railway station. The Lake District National Park lies approx. 17 miles away, offering outstanding countryside and outdoor pursuits. Penrith itself is a thriving market town with a wide selection of shops, cafés/restaurants and supermarkets and is also home to two highly regarded secondary schools.

**Ground Floor**

**Hallway**

10' 2" x 7' 10" (3.09m x 2.40m)

**Cloakroom/WC**

2' 10" x 5' 9" (0.89m x 1.75m)

**Bedroom 5/Dining Room**

14' 6" x 11' 11" (4.41m x 3.63m)

**Living Room**

14' 2" x 24' 6" (4.32m x 7.48m)

**Sunroom**

14' 0" x 8' 2" (4.26m x 2.48m)

**Kitchen**

7' 1" x 19' 0" (2.17m x 5.79m)

**Rear Hall**

**Pantry/Store**

6' 11" x 7' 5" (2.12m x 2.26m)

**First Floor**

**Landing**

**Bedroom 1**

10' 8" x 14' 4" (3.24m x 4.38m)

**Shower Room**

2' 7" x 6' 5" (0.80m x 1.95m)

**Bedroom 2**

11' 1" x 7' 10" (3.38m x 2.39m)

**Bathroom**

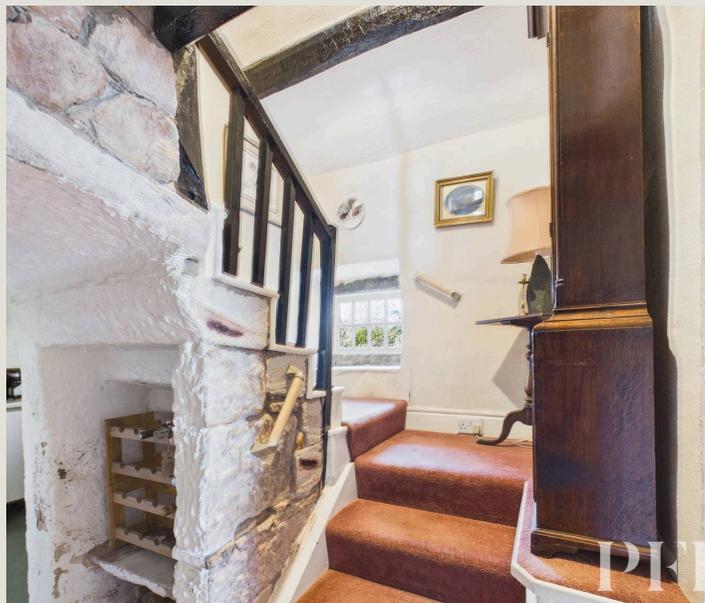
11' 1" x 9' 9" (3.39m x 2.98m)

**Bedroom 3**

11' 2" x 12' 9" (3.40m x 3.88m)

**Bedroom 4**

14' 5" x 13' 2" (4.39m x 4.01m)





## Outside Workshop

### Office

7' 6" x 5' 2" (2.28m x 1.57m)

### Gardens Parking and Car Port

Alma House is approached through a charming front garden, enclosed with gated access that leads directly to the main entrance. The pathway continues through the garden to a further gate, which opens onto a tranquil area featuring a pond and a seating space positioned beside the sun room, an ideal spot to relax and enjoy the surroundings. From here, the garden gently wraps around the property, guiding you through to the rear garden and creating a pleasant flow of outdoor spaces around the house. The rear garden is laid to lawn and features well-stocked shrub and planted borders, creating an attractive outdoor space. To the side of the property there is a driveway providing vehicular access, which in turn leads to a double car port that also offers useful storage.

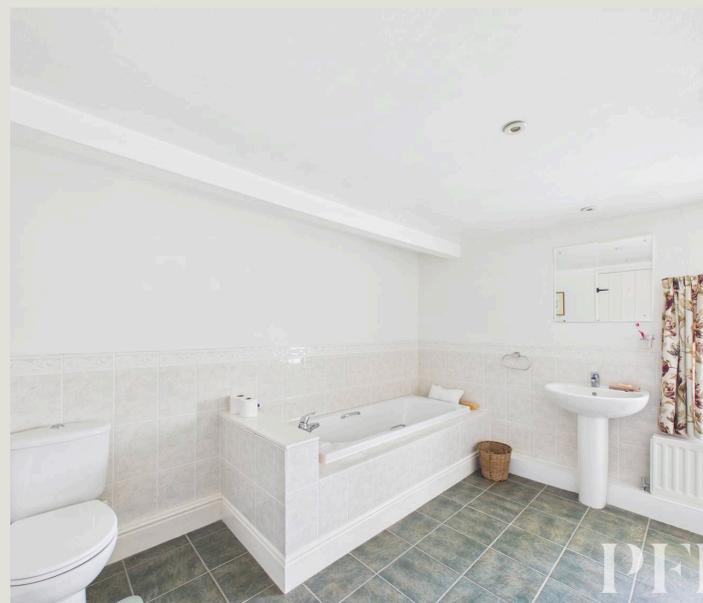
### ADDITIONAL INFORMATION

#### Directions

Alma House can be located with the postcode CA11 9SJ or by using What3Words: [///luggage.inflation.initial](https://www.what3words.com/#!/en/@@@luggage.inflation.initial)

#### Services

Mains electricity & water. The property has a septic tank and the vendors inform us they are replacing it. 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.





- Council Tax band: C
- Tenure: Freehold
- EPC Energy Efficiency Rating: D

### Septic Tank

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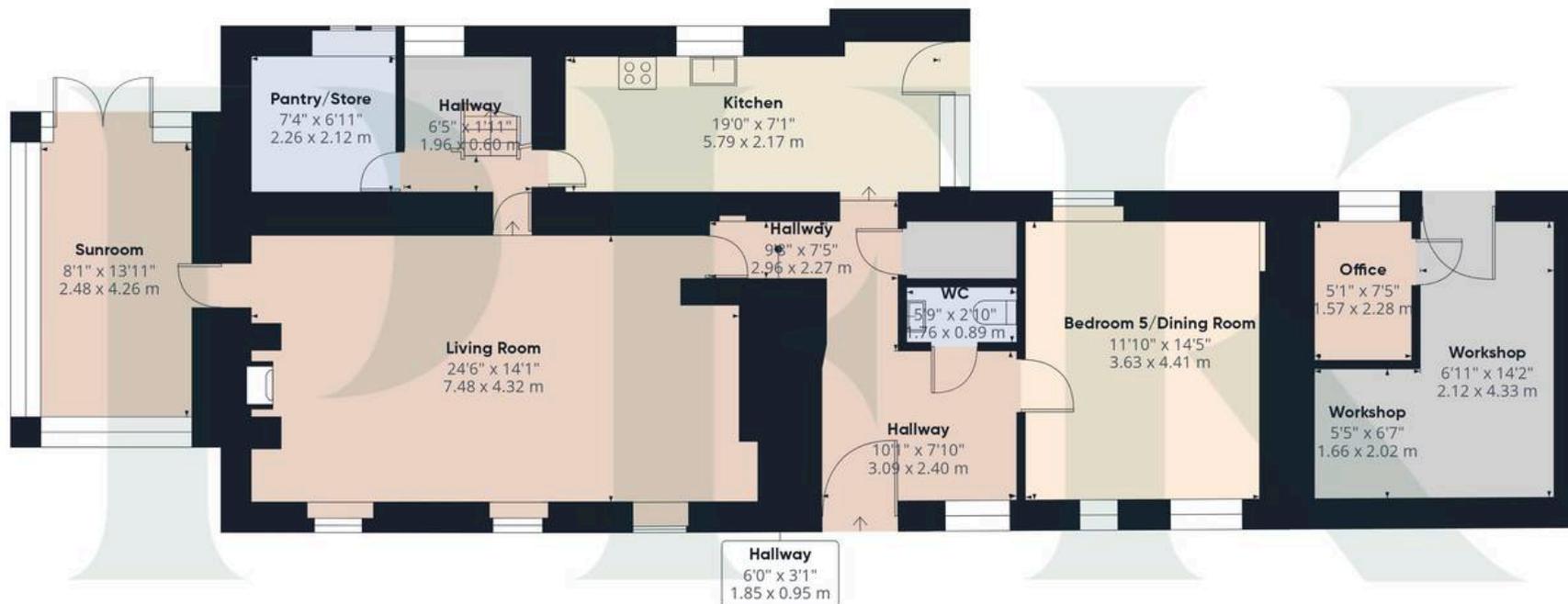
### Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







Floor 0

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

2321 ft<sup>2</sup>  
215.5 m<sup>2</sup>

Reduced headroom

176 ft<sup>2</sup>  
16.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

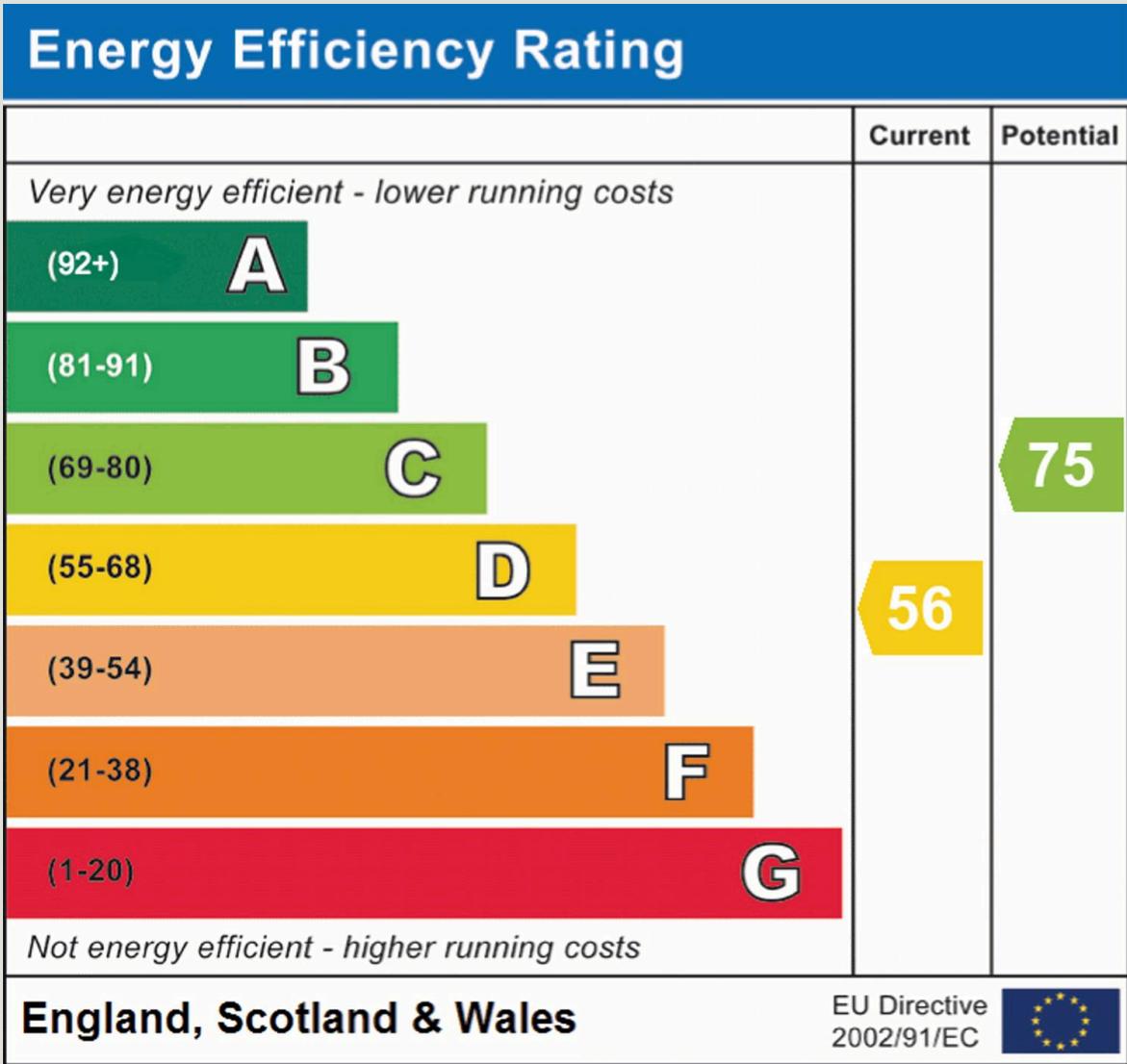
Reduced headroom

----- 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





## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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