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## **Gill House, Ellonby, Penrith, Cumbria, CA11 9SJ**



- **Unique Detached Country Home Brimming with Character and Charm**
- **Peaceful Rural Location Between Penrith, Keswick and Carlisle**
- **Set in a Generous Garden with Fantastic Open Views**
- **Several Useful Outbuildings and Workshops with Excellent Potential**
- **Large Living Room with Impressive Fireplace, Dining Room and Kitchen**
- **3 Double Bedrooms, Bathroom + GF Shower Room**
- **uPVC Double Glazing + Oil Central Heating**
- **Tenure - Freehold. Council Tax Band - D. EPC - F.**

**Asking price £530,000**

Gill House offers an exceptional lifestyle opportunity in a peaceful hamlet between Penrith, Keswick and Carlisle, with effortless access to the northern Lake District fells. Set within approximately 0.644 acres and enjoying wide open countryside views, this characterful period home provides generous space and charm.

While perfectly liveable, this property provides the buyer with an ideal opportunity to update and shape this home in their own style in their own timeframe.

Currently the accommodation includes a Porch, Hallway, Living Room, Dining Room open to the Kitchen, Utility/Laundry Room, ground floor Shower Room, three Double Bedrooms and a Bathroom BUT could easily be a four or five bedroom home.

A major highlight is the substantial two storey adjoining barn, currently arranged as a ground floor Workshop with a first floor Studio/Workshop. Subject to planning, this could be incorporated into the main house and converted into additional living accommodation, giving the property significant future potential. This impressive space also offers outstanding versatility if needed. It is perfect for creatives, hobbyists, remote workers or those seeking a home based business environment if more bedrooms are not needed.

Externally, the large plot includes ample off road parking and extensive gardens mainly laid to lawn, offering space for outdoor living, gardening, home grown produce or even a small paddock.

Gill House is a rare find—a character home with land, views, a remarkable workshop/studio barn and the opportunity to create a truly bespoke rural retreat.

### **Location**

From Penrith, head north on the M6 to junction 41 and take the first exit on the B5305, signposted to Wigton. Follow the road for approximately 4.8 miles and turn left, signposted to Ellonby. After half a mile, at the junction turn left and Gill House is approximately half a mile on the left.

The What3words position is; extent.snap.passing

### **Amenities Penrith**

Gill House is in an open rural setting with easy access to the northern Lake District fells around Caldbeck and Mungrisdale as well as being just 1 mile from Skelton, 4.8 miles from Greystoke, 5.7 miles from Junction 41 of the M6, 7.3 miles from Penrith and 13 miles from Ullswater.

In the village of Skelton there is an infant/primary school, a public house and a Post Office. All main facilities are in Penrith, approximately 9 miles. Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Tenure Freehold**

The property is freehold and the council tax is band D.

### **Services**

Mains water and electricity are connected to the property.

Heating is by fuel oil and drainage is to a septic tank, shared with the neighbouring property.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

## ACCOMMODATION

### Entrance

Through a timber panelled door to the;



### Porch

Having a window to each side, Stone flagged flooring and a multi pane glazed door to the;



### Hallway

The flooring is stone flagged and there are several exposed timbers to the ceiling, a single radiator and a uPVC double glazed window to the front. Timber plank doors open to the living room, utility room, cloakroom, a stable door opens to the kitchen and a multi pane glazed door opens to the dining room.



### **Living Room 13'11 x 28'1 (4.24m x 8.56m)**

To one end is a large inglenook with an inset stone chimney breast and a dog grate fireplace with a slate hearth. There are exposed beams to the ceiling, exposed stonework to one wall and uPVC double glazed windows and door open onto the south side of the house. There is a telecoms point, two radiators and an open staircase with natural wood handrail and spindles leads to the first floor.



### **Dining Room 19'7 x 10'10 max (5.97m x 3.30m max)**

To one end of the room, a multi fuel stove is set on a quarry tiled hearth. There are exposed beams and rafters to the ceiling, exposed stonework to one wall, uPVC double glazed windows to three sides and doors to the south side garden. A broad opening with a step leads to the;



### **Kitchen 13'11 x 9'8 (4.24m x 2.95m)**

Fitted with handmade base units and a tiled worksurface incorporating a stainless steel single drainer sink with mixer tap. There is a built-in electric hob and oven, space for a microwave and plumbing for a dishwasher. A recess houses the oil fired boiler which provides the hot water and central heating. The floor is quarry tiled and there are exposed beams to the ceiling a uPVC double glazed window on the south side.



### **Shower Room 6'11 x 7'5 (2.11m x 2.26m)**

Fitted with a toilet, a bidet, a wash basin and a shower enclosure with a mains fed shower over and slate walls to three sides. The floor is ceramic tiled, there is a double radiator and a uPVC double glazed window to the front.



**Utility Room 10'3 x 14'7 (3.12m x 4.45m)**

Having power points and plumbing for a washing machine. A second door opens to the outside.



**First Floor-Landing**

There are exposed timbers, access to the roof space and a recessed airing cupboard with hot tank and shelves.

**Bedroom One 10'7 x 15'10 (3.23m x 4.83m)**

Recessed wardrobes to one end give hanging, shelf and locker storage. There is an exposed beam to the ceiling, two double radiators and a uPVC double glazed window on the south side.



**Bedroom Two 14'1 x 8' (4.29m x 2.44m)**

Having a second ceiling trap to the roof space, a double radiator and a uPVC double glazed window on the south side.



### Side landing

Having an exposed cruck beam, two single radiators and a uPVC double glazed window to the front. There is access to a small eaves store and doors off to the bathroom and;



### Bedroom Three 14' 4 x 9' (4.27m 1.22m x 2.74m)

There is a double radiator and uPVC double glazed window overlooking the garden. A door opens to steps leading down to a storeroom which is also accessed from the outside.



### Bathroom 5'9 x 9'10'2 max (1.75m x 3.00m'0.61m max)

Fitted with a coloured three piece suite. The ceiling is panelled, there is a single radiator and a uPVC double glazed window to the front.



## Outside

Gill House is accessed across the village green and through a metal gate to a part tarmac and part gravel forecourt with steps down to the front door.



To the Eastern end of the house and outbuildings is a generous garden area to grass which could be used as a small pony paddock. The garden enjoy extensive views across the surrounding countryside to the Pennines.



Adjoining the house is a large two story stone building which has multiple uses and excellent potential for development but is currently used as a workshop and a studio/workshop.



**Ground Floor - "Dad's" Workshop 22'8 x 8'14  
(6.91m x 2.44m)**

Having power points and two mullion windows overlooking the garden.



**First Floor - "Mum's" Workshop 36'2 x 15'2  
(11.02m x 4.62m)**

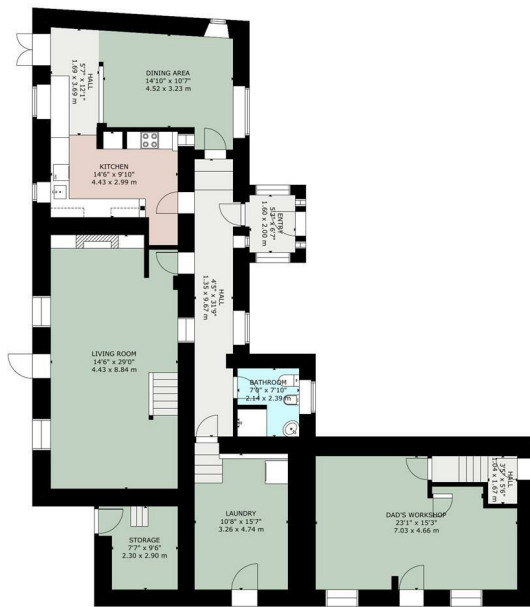
Being open to the apex with exposed beams and purlins. The walls are part painted and part natural stone, a double glazed window looks onto the forecourt and two arched windows look out over the garden to the surrounding countryside. Partitioned off to one corner is a WC fitted with a toilet and wash basin.



Adjoining the workshops is a dilapidated stone outbuilding probably originally having been a stable and styes.

The garden area extends around the southern side of the house and is laid mainly to grass.





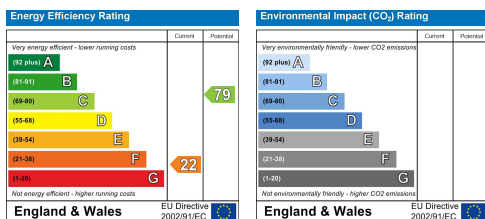
GROSS INTERNAL AREA  
TOTAL 311 m<sup>2</sup>/3,353 sq ft  
FLOOR 1: 173 m<sup>2</sup>/1,866 sq ft FLOOR 2: 138 m<sup>2</sup>/1,487 sq ft  
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FLOOR 2



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