

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Garden House, Staffield, Kirkoswald, Penrith, Cumbria, CA10 1EU



- **Large Sandstone House with over 1200sq feet of Living Space**
- **Originally Forming Part of Staffield Hall**
- **Peaceful Rural Location in the Eden Valley with Fabulous Views**
- **Large Living Room with Wood Burning Stove + Dining Kitchen Day Room**
- **Cloakroom + Cellar**
- **2 Double Bedrooms, Office/Potential 3rd Bedroom + Bathroom**
- **Air Source Heat Pump Central Heating + Improved Insulation**
- **Off Road Parking to the Front**
- **Covered Patio + Large Garden with Open Views**
- **Tenure - Freehold, Council Tax Band - D. EPC Rating C**

Price £280,000

Forming part of Staffield Hall, a handsome and imposing country house, deep in the Eden Valley, Garden House is a spacious sandstone built home, offering light and airy accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, Cloakroom, Cellar, 2 Double Bedrooms, an Office Area with potential for a 3rd bedroom and a Bathroom with a separate shower. Outside there is Off road Parking to the front and an enclosed Rear Garden, approximately 100 ft long with a covered terrace and superb open views across the surrounding parkland.

In 2022 the vendors have carried out significant updates to the central heating with a new air source heat pump and radiators, and to the insulation of the property to improve the efficiency of the home.

Location

From Penrith follow the A6 north to Plumpton. Turn right at Plumpton following the signs for Lazonby and then onto Kirkoswald. In Kirkoswald continue up the high street and at its head go straight on for Armathwaite. After Just over a mile is the hamlet of Staffield. Continue through the hamlet and take the first left, signposted Staffield Hall. Garden house is the last property on the left, just before the entrance to Staffield Hall.

The What3words position is; detriment.obligated.frost

Amenities

In the village of Kirkoswald there is a village school for infant and primary years, a village shop with sub post office, a doctor's surgery, a village hall, a church and 2 public houses. In the neighbouring village of Lazonby, there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. There is also the benefit of a railway station in Lazonby, on the Settle Carlisle line, ideal for commuting to Carlisle and central Leeds. All main facilities are in Penrith, approximately 7 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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.

Services

Mains water, and electricity are connected to the property. Drainage is to a shared treatment plant.

Heating is via an air source heat pump, installed in 2022

Tenure

The vendor informs us that the property is freehold and the council tax is band D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a wood panel door with a glazed inset and a glazed panel above.



Vestibule 8'2 x 4'7

With a dado rail around and a glazed panel door with glazed panels around leading to the

Hallway 25' x 4'7

Having a dado rail around and a glazed skylight over. The floor is part solid wood and part ceramic tiled. There is access to the under stair cupboard where there is plumbing for a washing machine and space for a tumble dryer. A part glazed door leads to the dining kitchen and wood panel doors lead to the cloakroom and



Living Room 24'6 x 14' (7.47m x 4.27m)

A cast iron wood burning stove is set in an impressive sandstone fireplace with sandstone mantel and tiled hearth and back. There is a dado rail around, a double glazed window to the front, a TV aerial point and two triple radiators. To one wall are two recesses with the original sandstone surrounds and to the ceiling two large glazed skylights providing a good degree of natural light.



Cloakroom 3'7 x 11'1

Fitted with a white WC and wash hand basin. The floor is tiled and the walls part tiled. There is a shelved recess, a heated towel rail and a wall mounted MCB consumer unit. A door leads to a rear passage which gives access to the



Cellar

In 3 sections and having vaulted ceilings, stone flagged floor and light.



Dining Kitchen Day Room 11'8 x 30'6

The kitchen area is fitted with a range of cream, Shaker style wall and base units with a black granite effect work surface incorporating a white ceramic 1 1/2 bowl single drainer sink with mixer taps. There is a space for a range cooker with a stainless steel splash back and extractor hood above and spaces for a fridge freezer and dishwasher. To one corner there is a shelved recess. The floor is ceramic tiled and there is a triple radiator. A window faces to the rear and a glazed door leads out to the garden.



To the dining day room area the floor is solid wood and there are beams to the ceiling, a TV aerial point and a triple radiator. A stone mullion window with ornate panelled surround, shutters and window seat faces to the rear. A multi pane glazed door leads to the



Inner Hall

With recessed book shelves, a recessed shelved cupboard and stairs to the

First Floor - Landing/Office 6'11 x 12'4 + 3' x 8'6

Originally a third bedroom but now opened up to create a good size office area with a uPVC double glazed stone mullion window to the front and telephone point. It would be possible to reinstate the wall to create a third bedroom if required. There is a double radiator, a ceiling trap with access to the loft space above and painted panel doors off.



Bedroom One 9'3 x 16'8 (2.82m x 5.08m)

Having a large stone mullion window to the rear with a lovely view over the garden to the pastureland beyond. There is a double radiator, a TV aerial point and a built in airing cupboard housing the pressurised hot water tank and shelves.



Bedroom Two 9'2 x 13' (2.79m x 3.96m)

Having two stone mullion windows to the rear with a lovely view over the garden to the pastureland beyond. There is a painted sandstone feature fireplace, a double radiator and telephone point.



Bathroom 7' x 9'1 (2.13m' x 2.77m)

Fitted with a white three piece suite, with mixer shower taps to the bath and a separate quadrant shower enclosure, tiled to two sides with a Mira electric shower. The walls are part tiled and the ceiling is painted wood panelling. There is a double radiator and a uPVC double glazed stone mullion window to the front.



Outside

The property is approached from the road along a shared driveway to the front of Garden House where there is a parking area for up to two vehicles and space for a storage shed. Sandstone steps lead up to the front door.



Rear Garden 118'1" x 26'2" approx

There is a tiled, raised and covered patio to the rear with a wooden balustrade around, outside tap and steps down to a gravel seating area. A stone flagged path leads to the lawn and to the side there is a fenced chicken run with space for a garden shed,

The garden area is mainly to lawn with mature hedge and shrub borders to one side.

To the far end of the garden there is a low sandstone wall and a paved seating area with delightful views to the surrounding countryside. There is a garden pond and central beds with a variety of mature shrubs and trees,



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

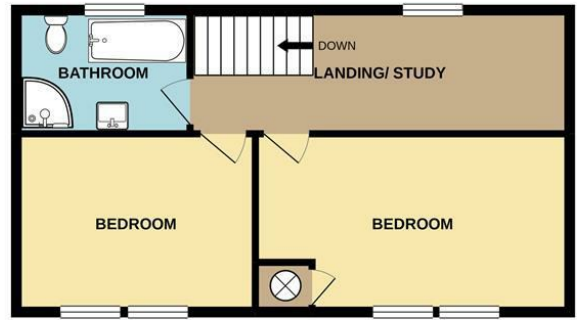
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.

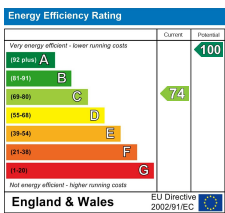


1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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