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Talisman, Pallet Hill, Penrith, CA11 0BY



- **Large Single Store Barn Conversion with Bothy Annex**
- **Elevated Location with Outstanding Panoramic Views**
- **Large Living Room, Dining Kitchen + Office**
- **4 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Bothy Cottage - Dining Kitchen, Living Room + Double Bedroom with Shower**
- **Off Road Parking for Several Vehicles**
- **Gardens with Wild Flower Garden and Summer House**
- **Rayburn Range + Oil Central Heating**
- **Tenure - Freehold. Council Tax Band - F. EPC - E**

Asking price £625,000

Between Penrith and Greystoke, in an elevated rural position with extensive panoramic views, Talisman is a generously proportioned single storey barn conversion, being a three sided building around a central courtyard and there is also a separate bothy annex.

In the main house, both the spacious Living Room (500 Sq.ft) and Dining Kitchen (300 Sq. ft) open onto a beautiful Terrace and take full advantage of the wonderful views, creating a perfect environment for entertaining, large family events or just relaxing and taking in the pastoral scenery. The Principal Bedroom has an En-Suite Shower Room and the three further Bedrooms share a large House Bathroom with a bath and a separate shower. An Office also gives a "work from home" opportunity, or could be converted to a fifth bedroom.

To one corner of the grounds is an attractive stone Bothy Cottage which has also been converted to create an annex for a family member, a further work space or even as a holiday let.

Talisman is set in a plot, with a total area of 0.412 Acre, which includes a wild flower garden with a fire pit area and a Summer House with lights and power.

Location

From the centre of Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout, signposted to Greystoke. Follow the road for 2.6 miles, Talisman is on the right at the crest of the rise.

The what3words position is; [aquatics.trial.stays](#)

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil.

Tenure Freehold

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

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

ACCOMMODATION

Entrance

The natural entrance is to the rear of the building through partly double glazed panelled door to the;

Dining Kitchen 19'5 x 15'7 (5.92m x 4.75m)

Fitted with a wide range of wood grain effect shaker style wall and base units with a quartz composite worksurface. There is a large central island with an under mounted stainless steel single drainer sink with carved drainer and mixer tap, cupboards below and basket drawers.



A two oven oil fired Rayburn range also supplements the central heating. There is an integral microwave, tumble dryer, plumbing for a washing machine and space for a large upright fridge freezer.



The ceiling has recessed downlights, the flooring is wood effect LVT, there is a double radiator and uPVC double glazed windows and hardwood framed patio doors to two sides give extensive open view across the surrounding countryside. A plank door opens to the;



Central Hallway

A hardwood framed double glazed door with side windows opens to a cobbled central courtyard. There are double radiators and planked doors off to the bedrooms, bathroom and living room.



Living Room 25'8 x 19'8 (7.82m x 5.99m)

A Jøtul cast iron multi fuel stove is set in a large brick Inglenook with sandstone hearth. There are two exposed beams to the ceiling, two double radiators, five wall light points and TV/satellite leads.



uPVC double glazed windows and patio doors open to the small cobbled courtyard and a uPVC double glazed window and hardwood framed double glazed door to the side look out over the surrounding countryside.



Bedroom One 11' 3 x 15'4 + doorwell (3.35m x 0.91m x 4.67m + doorwell)

There is an exposed beam to the ceiling, a uPVC double glazed window to the rear, a double radiator and two wall light points. A plank door opens to the;



En-Suite 5'10 x 7'6 (1.78m x 2.29m)

Fitted with a contemporary toilet, wash basin and quadrant shower enclosure having a mains fed shower and marine boards to two sides. The walls are part tiled, the floor is tiled and there is a wall mounted fan heater and an extractor fan.



Bedroom Two 14'3 x 9'1 (4.34m x 2.77m)

Having a double radiator and a uPVC double glazed window to the rear.



Bedroom Three 7'11 x 11'3 (2.41m x 3.43m)

There is a double radiator and a double glazed Velux roof light.

Office 10'11 x 11'4 (3.33m x 3.45m)

Having borrowed light from an internal window to the hall and there is a double radiator.

Bedroom Four 8'11 x 15'10 (2.72m x 4.83m)

There is a double radiator, a uPVC double glazed window overlooking the courtyard and a part double glazed panelled door to the front.

Bathroom 14'1 x 8' (4.29m x 2.44m)

Fitted with a panelled Heritage bath, wash basin, toilet and a large quadrant shower enclosure having a mains fed shower over and marine board to two sides. A built-in airing cupboard also houses a Worcester oil fired combi boiler which provides the hot water and central heating. The floor is tiled, the walls are part tiled and there is a double radiator, an extractor fan and a UPVC double glazed window. A ceiling trap gives access to the roof space.



Outside

Talisman is approached through a metal vehicle gate to a tarmac driveway which runs across the front of the building and around the side to the rear where there is a large parking and turning area.

To one corner of the parking area is a;



Bothy

A part double glazed door opens into the;



Kitchen-Dining Room 16'3 x 11'10 (4.95m x 3.61m)

Fitted to one side with oak fronted base units with a dark grey worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is space for a slot in electric cooker and an upright fridge freezer. Stairs lead to the first floor living room and doors open to the WC and;



Bedroom 15'11 x 10'8 (4.85m x 3.25m)

Three of the walls are exposed stone, the ceiling is sloped and panelled with an exposed purlin and a uPVC double glazed window to the side and enjoys the fantastic view. To one corner is a quadrant shower enclosure with a Triton electric shower and marine boards to two sides.



Cloakroom

Fitted with a toilet and wash basin.

First Floor

The stairs open into the;

Living Room 15'11 x 11'9 (4.85m x 3.58m)

The ceiling is partly sloped and panelled, there is a glazed barn vent to one gable and a uPVC double glazed window to the other gable enjoying the fantastic view. To one corner is a built-in cupboard which houses and electric water heater.



The main building is a U shape and designed around a central coupled and flagged courtyard area.



To the side of the main building is an attractive stone flagged terrace with iron railings around and this area enjoys a fantastic 270° view across the surrounding countryside.



To the side of the parking and turning area is a part wall and part fenced garden area mainly to grass with a section given over to wildflower planting with a circular seating area having a curved fence and stone seat section

To the side of the wildflower garden is a;

Summer House 8'9 x 15' (2.67m x 4.57m)

Being insulated and uPVC clad with double glazed windows and patio doors overlooking the surrounding countryside. The summer house has light, power points and a modern electric radiator.



Adjoining the summer house is a;

Garden Store 8'9 x 6'1 (2.67m x 1.85m)

With light and power points.

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 :

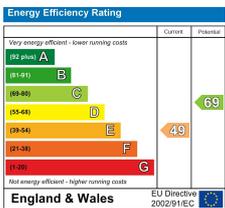
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA
 TOTAL: 185 m²/1,987 sq ft
 FLOOR 1: 185 m²/1,987 sq ft
 EXCLUDED AREAS: GARDEN ROOM: 13 m²/139 sq ft, STORE: 5 m²/57 sq ft
 ANNEX FLOOR 1: 41 m²/445 sq ft, ANNEX FLOOR 2: 22 m²/235 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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