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## **Park House Temple Sowerby, Cumbria, CA10 1RZ**



- **Imposing Detached Grade 2 Listed Georgian Residence**
- **Desirable Eden Valley Village Between Penrith and Appleby**
- **Spacious and Characterful Accommodation with Many Original Features**
- **Dining Hall, Living Room + Sitting Room**
- **Large Kitchen/Dining/Day Room + Orangery**
- **6 Bedrooms, Bathroom + WC**
- **Electric Heating + Solar Panels**
- **Large Attic Room + 2 Cellars**
- **Gardens to the Front and Rear**
- **Tenure - Freehold. Council Tax Band - E. EPC - Exempt**

**Guide price £600,000**

Full of rustic opulence and in the beautiful Eden Valley village of Temple Sowerby, between Penrith and Appleby, Park House is an imposing Georgian grade 2 listed detached family home with spacious and characterful accommodation comprising: Dining Hall, Living Room, Sitting Room, Kitchen/Dining/Day Room,, Orangery, Utility/Shower Room + Laundry Cupboard, 6 Bedrooms, a Bathroom and a WC. There is also a large Attic room and 2 useful Cellar Rooms. Outside there is a delightful walled Forecourt Garden and to the rear is a generous Walled Garden with the potential for a Garage (subject to planning permission).

The property is part Double Glazed and is heated by a combination of Solid Fuel Stoves and Modern Electric Radiators with Solar Panels.

### **Location**

From Penrith, head East on the A66 and after approximately 4.7 miles, turn off the dual carriageway, signposted to Temple Sowerby and Culgaith. Drive into the village, Park House is on the right hand side next door to the Temple Sowerby House Hotel.

### **Amenities**

Temple Sowerby is in the heart of the Eden Valley which contains a network of quiet cycling lanes surrounded by beautiful open countryside with many footpaths and bridleways on the doorstep. In Temple Sowerby facilities include: a primary school, church, medical practice, public house, bowls and thriving cricket club and a hotel. All main facilities are in Penrith and Appleby approximately 7 miles.

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 7 miles away. 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 Myerscough 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, drainage and electricity are connected to the property. Heating is a combination of modern electric radiators and multi fuel stoves.

### **Tenure**

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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a broad panel door to the;

### Dining Hall 14'11 x 16'4 (4.55m x 4.98m)

A large multi fuel stove is set in an inglenook with a rustic timber lintel, a quarry tiled hearth and an exposed stone chimney breast. There are exposed beams to the ceiling and to one internal wall is an area of exposed terracotta brick and half timber wall. A sash window with seat and shutters face to the front and there is modern electric radiator. A stripped panel door with fan light above opens to the inner hall and a stripped panel door opens to the;



### Living Room 15' x 12'3 (4.57m x 3.73m)

A large multi fuel stove is set on a semi circular red quarry tiled hearth with a timber lintel and a stone back. A sash window with a seat and shutters faces to the front. The ceiling is covered and there is picture rail. There is a TV aerial lead, a satellite lead, a telephone point and a modern electric radiator. A broad opening with rustic timber lintel leads to the;



### Sitting Room 12'8 x 12'6 (3.86m x 3.81m)

A multi fuel stove is set on a red quarry tiled hearth. An internal wall is to exposed terracotta brick and timber and the ceiling has exposed beams. A pair of uPVC double glazed doors open to the orangery and a stripped panel door leads to the;



## Inner Hall

Stairs with painted spindles and handrail lead to the first floor. An interior wall is to exposed timbers and terracotta brick. Stripped panel doors lead to the cellar, the cloakroom/shower room and the;



## Kitchen Day Room 26'3 x 15'1 (8.00m x 4.60m)

The kitchen area is fitted with a range of pale oak fronted units and an oak work surface incorporating a ceramic 1 1/2 bowl single drainer sink with mixer tap. A large movable island unit has cupboards, drawers and electric points. There is an arched stone inglenook with space for an 1100mm range cooker. There is plumbing for a dishwasher and a housing for an American style fridge freezer.



Through the room the ceiling has recessed down lights and the floor is ceramic tiled. To one end is a multi fuel stove with a back boiler, set in a sandstone inglenook and hearth. There are uPVC double glazed windows to two sides and a pair of double glazed patio doors to the garden. There is a TV aerial point, a telephone point and two modern electric radiators.

A timber door opens to the;



### **Orangery - unfinished 18'8 x 13'8 (5.69m x 4.17m)**

Having a double glazed roof and to the rear are double glazed doors and windows facing the garden. The floor is paved with a lift out wood section giving another access to the cellar. The interior walls and the wiring still need to be completed.



### **Utility/Shower Room 12'6 x 8'11 (3.81m x 2.72m)**

Fitted with a toilet, a Belfast sink with mixer taps and a large partitioned off shower enclosure with tiles around, a mains fed rainwater shower and back up Mira electric shower. The floor is tiled, the walls are part tiled and to one side is a built in broom cupboard. There is a double glazed window, a chrome heated towel rail and sliding door to a;



### **Laundry Cupboard**

Having plumbing for a washing machine, shelving and also housing a pressurised hot water tank.

### **First Floor-Landing**

At the half landing there is a double glazed window and the stairs split to landings A and B.

### **Landing A**

With painted panel doors off.

### **Bedroom One 15'12'3 (4.57m'0.91m)**

A sash window to the front has a seat and shutters. There is a blanked off fireplace with a niche to one side, a TV aerial lead and a modern electric radiator.



**Bedroom Two 14'11 x 6'5 (4.55m x 1.96m)**

A sash window with shutters faces to the front and there is a modern electric radiator. The ceiling is coved and there is a dado rail.



**Bedroom Three 14'11 x 10' (4.55m x 3.05m)**

A sash window with shutters faces to the front. There is an arched niche to one wall, a wash basin and a modern electric radiator.



**Bedroom Four 8'9 x 12'7 (2.67m x 3.84m)**

A double glazed window faces to the rear. There is a wash basin and a modern electric radiator.



### **Bathroom 9'1 x 6'2 (2.77m x 1.88m)**

Fitted with a toilet, a wash basin with cabinet below, a bath with central mounted taps and a separate quadrant shower enclosure with marine boards to two sides, and a mains fed shower. There is a chrome heated towel rail and an extractor fan.



### **WC**

Fitted with a toilet and wash hand basin.

### **Landing B**

A door gives access to the stairs for the attic and a door opens to a;

### **Side Corridor**

Having a wash basin, a double glazed window to the side and painted panel doors off.

### **Bedroom Five 15'3 x 10'5 (4.65m x 3.18m)**

Having a double radiator and a double glazed window.



### **Bedroom Six 11'1 x 14'8 (3.38m x 4.47m)**

There is a double radiator and a large double glazed window to the rear looks onto the garden.



### **Second Floor**

The attic stairs rise to a large landing with double glazed window and a door to the;

### **Attic Room 14'3 x 20' (4.34m x 6.10m)**

With a double glazed window to the side and a double glazed dormer window to the rear with a view across the village to the countryside beyond.



### **Cellar**

Accessed from the inner hall and the orangery, the cellar is in two rooms.

### **A 11'11 x 11'8 (3.63m x 3.56m)**

With sandstone flagged flooring, lights and a power point and an opening to ;

### **B 15'1 x 11'10 (4.60m x 3.61m)**

With sandstone flagged flooring, lights, power points and basement window to the front.

### **Outside**

To the front of the house is a walled garden mainly to lawn with a flower and shrub border and a stone flagged path to the front door.



To the rear of the house is a large garden mainly to lawn with two large flagged patio areas by the house.

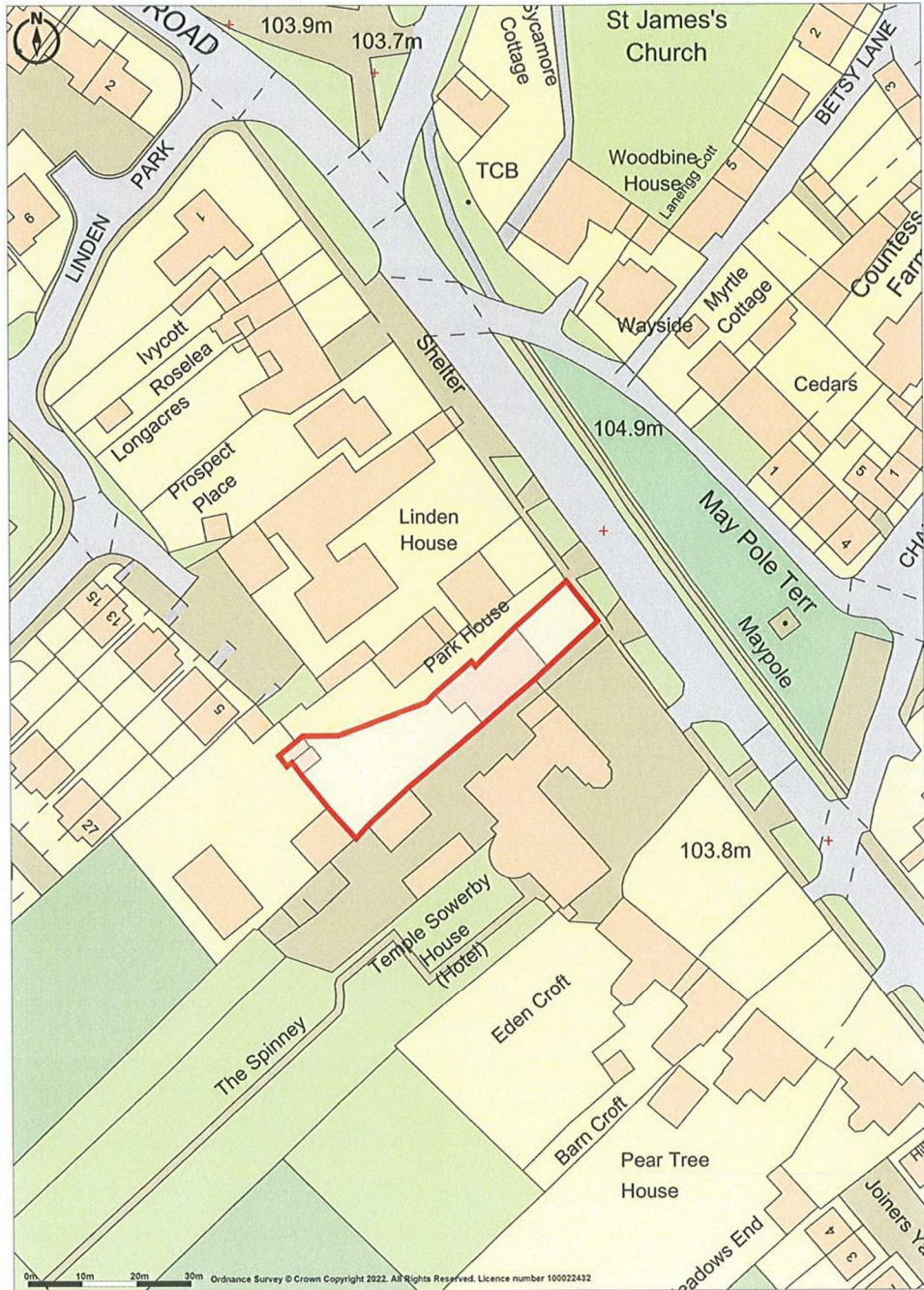


To pairs of double wooden gates allow vehicle access via a shared side lane.

To one corner is a large concrete hardstanding suitable for a motor home/caravan/boat.



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**Promap**

LANDMARK INFORMATION

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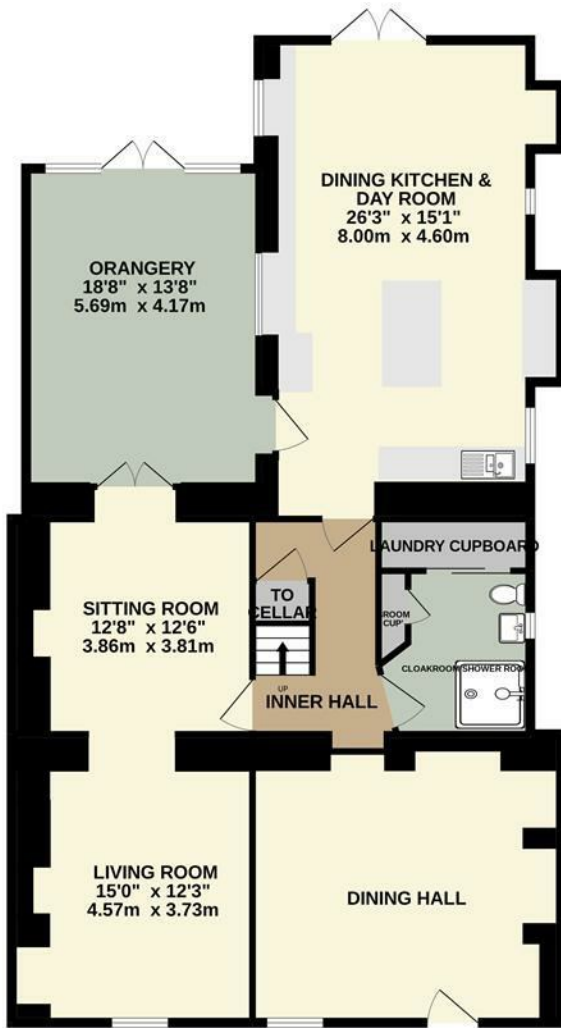
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GROUND FLOOR  
1548 sq.ft. (143.8 sq.m.) approx.



1ST FLOOR  
1199 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA : 2746 sq.ft. (255.2 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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