



1 Kemplay Foot Farm, Penrith, CA10 2BD

Guide price £325,000





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Penrith, CA10 2BD

- Fully renovated throughout
- Impressive main sitting room with vaulted ceiling
- Potential holiday let
- Located on the edge of Penrith with great access to the Lakes
- 2 double bedrooms and bathrooms
- Private drive with parking for 4 cars
- Low maintenance outdoor space
- Finished to a high standard

This is an immaculately presented restored sandstone barn conversion offering characterful living accommodation with exposed beams, original features, and contemporary styling throughout.

This distinctive two-bedroom home features vaulted ceilings, multi-fuel stove, and thoughtfully designed lounge and kitchen diner to the first floor and two spacious double bedrooms, one of which is ensuite, main bathroom, entrance hall and porch to the ground floor.

Outside, the property benefits from a private gated driveway with parking for four vehicles, enclosed front paved garden area with access to a storage space under the external staircase, and a separate utility outbuilding in the gated rear yard.

Conveniently located for Penrith town and its associated amenities and close to fantastic travel links such as the M6, A66, the West Coast Mainline and easy access to The Lake District National Park.

Directions

What3words location: [///scorching.sparkle.desks](https://www.what3words.com/?q=///scorching.sparkle.desks)

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Porch

A light-filled entrance porch provides a welcoming introduction to this charming home. Fully glazed to maximise natural light, the space features practical stone flooring and useful storage provision, offering the perfect transition from outside to in.

Entrance Hall

The entrance hall provides access to both ground floor bedrooms, the main bathroom, and staircase to the first floor. Practical tiled flooring and radiator.

Kitchen Diner

10'0" x 12'10" (3.05 x 3.93)

An impressive dual-aspect kitchen diner with natural light from windows to both front and rear elevations. The space showcases the building's heritage with stunning vaulted ceilings and exposed feature beams, complemented by modern fitted units offering excellent storage capacity. The contemporary kitchen is well-appointed with integrated dishwasher, under-counter oven with induction hob and extractor, plus space for a fridge freezer. Character features include exposed beamwork, clever eaves storage, and a charming stable door providing access to the external staircase. Wooden flooring and radiator heating complete this sociable living space.

Lounge

19'1" x 13'0" (5.83 x 3.97)

A bright and generously proportioned reception room brimming with character. The standout feature is the impressive exposed sandstone chimney breast housing a multi-fuel stove, creating a stunning focal point. Exposed ceiling beams add architectural interest, while the original arrow slit openings have been ingeniously converted into feature shelving niches. The room benefits from beautiful wooden flooring throughout and efficient radiator heating, creating an inviting space perfect for relaxation and entertaining.

Bedroom One

14'1" x 13'0" (4.30 x 3.98)

A well-proportioned double bedroom featuring characterful exposed beams and an attractive arched double-glazed window to the side, complemented by additional front-aspect windows ensuring excellent natural light. The room offers the luxury of an ensuite accessed via sliding stable-style door, adding both practicality and period charm. Quality wood-effect flooring and radiator heating provide comfort throughout the seasons.

Bedroom One Ensuite

4'1" x 6'11" (1.27 x 2.13)

A contemporary ensuite bathroom featuring a fully tiled shower enclosure, WC, and twin wash basins with tiled splashback. Practical wood-effect flooring ensures easy maintenance while maintaining style.

Bedroom Two

9'6" x 12'11" (2.92 x 3.94)

Another generously sized double bedroom showcasing exposed feature beams that add character and charm. A double-glazed window to the rear aspect provides pleasant views and natural light. The room is finished with quality wood-effect flooring and benefits from radiator heating.



Bathroom

6'9" x 5'1" (2.06 x 1.55)

The family bathroom offers both bath and shower facilities with a shower fitted over the bath, complemented by a WC and wash basin with tiled splashback. The room features a heated towel rail, part-tiled walls, and fully tiled flooring.

Utility

A practical converted outbuilding located to the rear of the property, fitted with plumbing for a washing machine and space for a tumble dryer, keeping laundry facilities separate from the main living accommodation.

Outside

The property presents a characterful frontage with a thoughtfully designed courtyard featuring a seating area, perfect for enjoying morning coffee or evening relaxation. Beneath the external staircase that leads to the kitchen diner, there is useful storage accommodation. To the side, a generous private gated driveway provides secure parking for up to four vehicles, leading through to an enclosed rear garden area with access to the utility outbuilding.

Location

The village of Eamont Bridge is set around the River Eamont and offers two pubs, and is only a short walk away in the market town of Penrith with a wide range of amenities and schools and access to the West Coast Mainline. The village lies just ten miles from Ullswater and is a short drive from the M6 motorway.

///fond.spider.mentions

Services & Additional Information

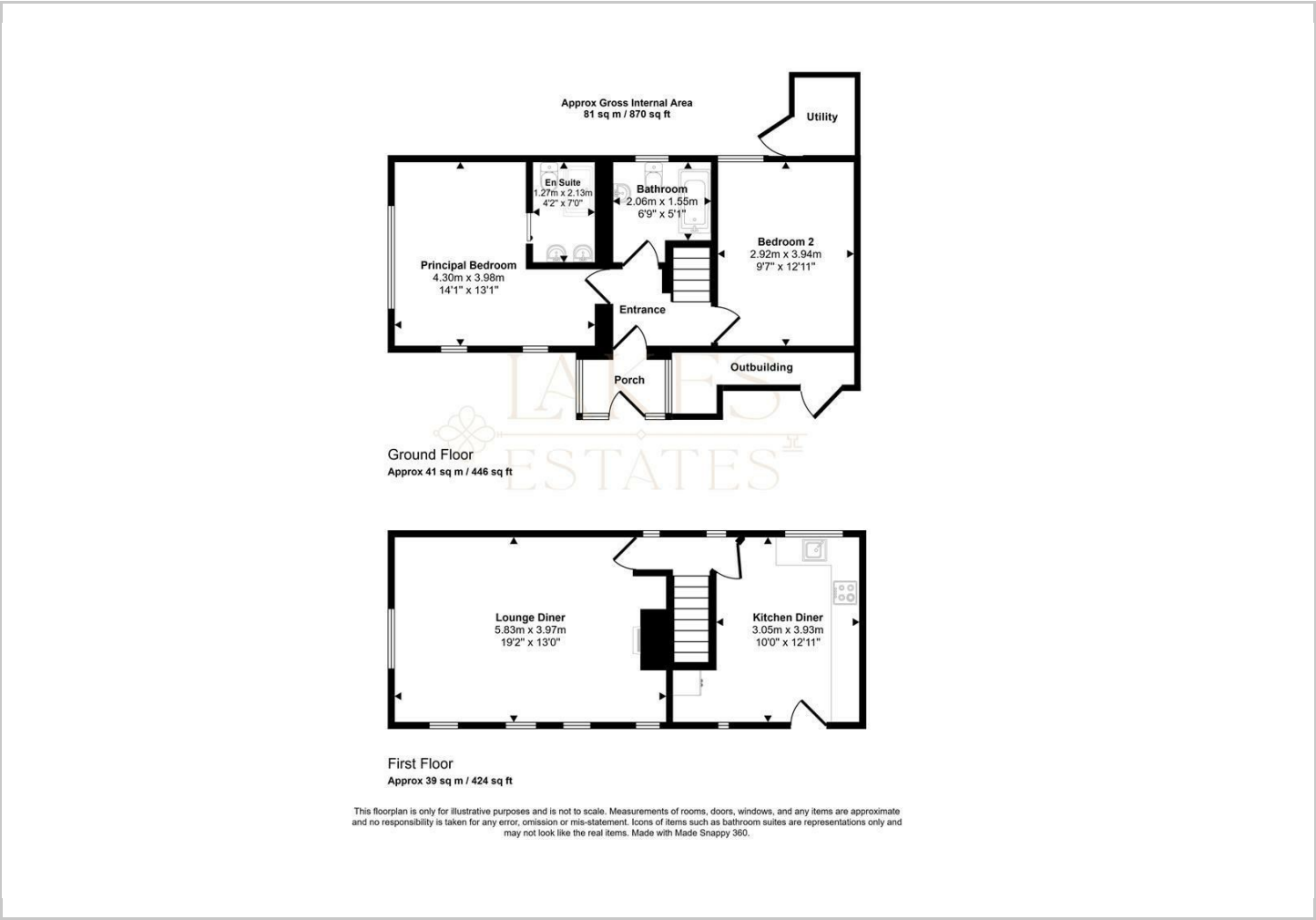
The property is connected to all mains services including gas, water, electricity, and drainage. Recent improvements include a new boiler installation (2024) and replacement radiators throughout, ensuring efficient and reliable heating for years to come.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.



Floor Plans



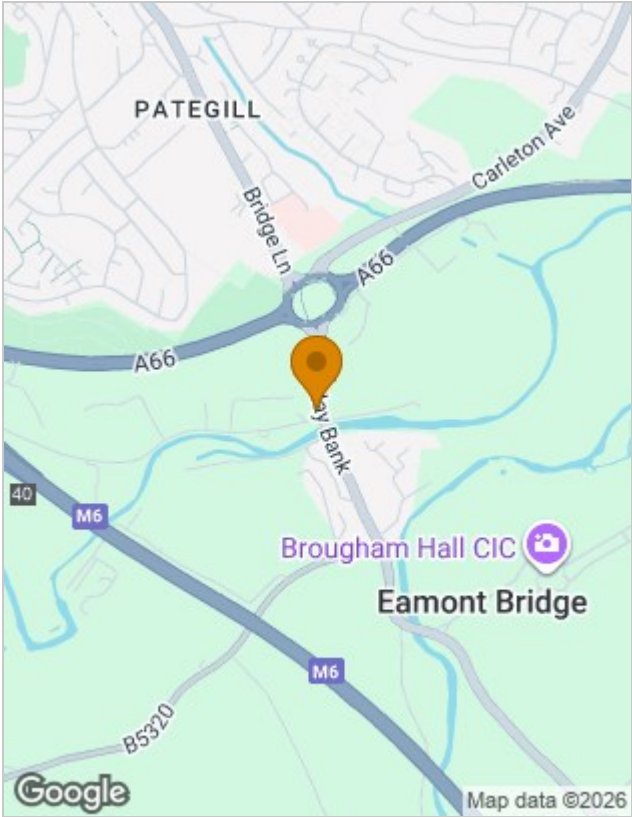
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

