



School House , Penrith, CA11 0XR

Guide price £975,000







# School House

Penrith, CA11 0XR

- Stunning detached cottage with spacious extension
- 5 Bedrooms & 3 Bathrooms
- Walking distance to the local Pub
- Stunningly presented gardens
- Picturesque location with beautiful views across the fells and surrounding countryside
- Super Fast Broadband (100GB)
- A walkers paradise with Blencathra close by
- Two kitchens

School House is found in the picturesque village of Mungrisdale, this stunning traditional house has been thoughtfully extended and fully renovated to an impeccable standard. With four spacious bedrooms, including a magnificent main suite complete with a dressing room and ensuite bathroom, this property offers both comfort and elegance.

The heart of the home is an impressive open plan kitchen, living, and dining area, designed to be the perfect space for family gatherings and entertaining. Large bifold doors seamlessly connect this inviting space to the beautifully landscaped gardens, allowing for an abundance of natural light and a delightful view of the outdoors. The gardens feature raised beds, providing a charming and functional outdoor area, while off-street parking ensures convenience for residents and guests alike.

This large property presents excellent potential for multigenerational living, making it an ideal choice for families seeking to accommodate loved ones under one roof. Additionally, the layout offers opportunities for income potential, whether through rental options or creating a home office space.

In summary, this exceptional home in Mungrisdale combines traditional charm with modern living, making it a perfect sanctuary for those looking to enjoy the beauty of the Lake District while benefiting from contemporary comforts.

## Directions

What3words location: [///portfolio.crispier.leotard](https://www.what3words.com/?q=///portfolio.crispier.leotard)

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Kitchen	11'5" x 16'3" (3.49 x 4.97)
Day Room	15'8" x 20'11" (4.78 x 6.39)
Hallway	
Shower Room	7'10" x 4'10" (2.41 x 1.48)
Entrance	9'3" x 9'1" (2.84 x 2.77)
Reception Room	9'1" x 7'3" (2.79 x 2.23)
Lounge	10'10" x 22'8" (3.32 x 6.91)
Kitchen Two	8'10" x 7'6" (2.70 x 2.31)
Principal Bedroom	19'11" x 15'2" (6.09 x 4.63)
Principal Ensuite	6'3" x 6'11" (1.92 x 2.12)
Bedroom 5/Dressing Room	7'9" x 6'11" (2.38 x 2.12)
Landing/Office	
Landing	
Bedroom Two	10'11" x 11'5" (3.35 x 3.49)
Bedroom Three	10'10" x 10'11" (3.31 x 3.34)
Bedroom Four	9'1" x 8'4" (2.79 x 2.56)





**Bathroom**

9'0" x 8'0" (2.75 x 2.45)

**Storage Room One**

**Storage Room Two**

6'5" x 7'9" (1.98 x 2.37)

### Location

Nestled in the picturesque village of Mungrisdale, this charming house offers an incredible location at the foot of the majestic Blencathra fell. Surrounded by stunning natural beauty, this property is ideal for those who appreciate the great outdoors. With easy access to a variety of walking and cycling routes, it is a haven for outdoor enthusiasts and nature lovers alike.

The house is conveniently situated just a short drive from the vibrant market towns of Penrith and Keswick, where you can find a delightful selection of shops, cafes, and local amenities. This perfect blend of rural tranquillity and accessibility makes it an excellent choice for families, retirees, or anyone seeking a peaceful retreat.

Whether you are looking to explore the breathtaking landscapes of the Lake District or simply enjoy the serenity of your surroundings, this property provides an exceptional opportunity to embrace a lifestyle filled with adventure and relaxation.

### Outside

The property features a gravel driveway with parking for several cars. The original house boasts a charming cottage-style garden, predominantly lawn with mature established flowerbeds. From the extension's Day Room, French doors open onto an elegant paved patio that's partially covered and illuminated with downlighting for al fresco evening dining. Steps lead up to the meticulously maintained lawn, which offers space for additional outdoor entertaining, mature flowering plants and fruit trees, a productive vegetable patch, and an external storage room with plumbing connections.

### Services

Oil central heating (The outside store room to the rear also houses a secondary boiler). Mains water and electric. Sewage plant and septic tank drainage.

### Please Note

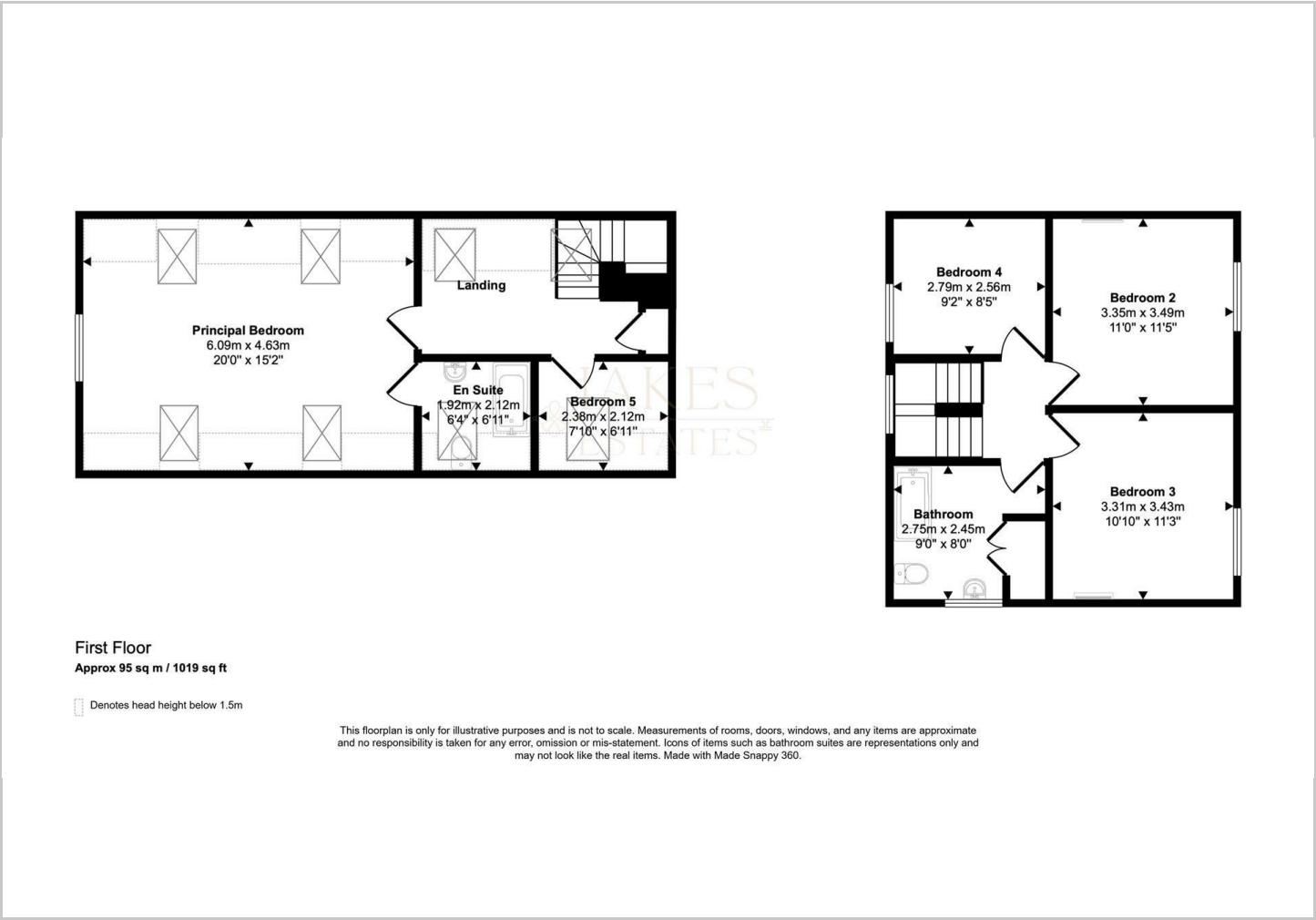
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Floor Plans



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.

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Location Map



Energy Performance Graph

