



FINE & **COUNTRY**

Appletree Estate
Newby | Penrith





Appletree Estate

A rare and special combination of family home with established holiday letting business



Appletree Estates comprises a period four bedroom family house with three letting properties, a tremendous opportunity to enjoy country living with the support of an excellent rural lifestyle business. It is located in the picturesque Eden Valley village of Newby, set within generous gardens and with superb open views to the Pennines.

Appletree Cottage itself is a four bedroom farmhouse with dining kitchen, formal dining room with its' wonderful beamed ceiling, spacious sitting room, utility, pantry and store. Through the rear hall is the conservatory and access to the boiler room and garage and store. There is a further large store accessed from the outside.

The adjacent barn is converted into two apartments, a one bedroom on the ground floor and a three bedroom upstairs. Garden Cottage, in the grounds, is a very cute one bedroom cottage which looks out over the gardens and enjoying great views, as do the apartments, from the rear. These properties are operated by the current owners as successful holiday lettings.

The property as a whole is accessed by private driveway and in there is a purpose-made car parking area for numerous vehicles. There are large lawned gardens front and rear together with a small orchard.



Key features

Location and General

- Idyllic Eden Valley village location
- Established holiday accommodation business
- Spacious four bedroom house
- Attached holiday lets accessed via separate entrance
- Detached barn conversion holiday let
- Excellent transport links
- Currently on the rental market with www.cumbrian-cottages.com (please search Appletree Estate)

Appletree Cottage

- Entrance hall with cloakroom
- Character features throughout
- Spacious living room with open fire
- Dining room with beamed ceiling and original fireplace
- Country kitchen with fitted cabinets
- Conservatory overlooking rear garden
- Four bedrooms - master with ensuite bathroom with large separate shower
- Four piece family bathroom
- Internal garage with access to boiler room and stores

Higher Barn, Lower Barn and Garden Cottage

- Higher Barn with open plan lounge and kitchen, three bedrooms and shower room
- Lower Barn with open plan lounge and kitchen, one bedroom and shower room
- Garden Cottage with reverse style accommodation comprising open plan lounge and kitchen, one bedroom and bathroom

Grounds

- Exceptional grounds
- Sweeping driveway with parking areas
- Lawned gardens to front and rear



The House











Garden Cottage





Higher Barn and Lower Barn





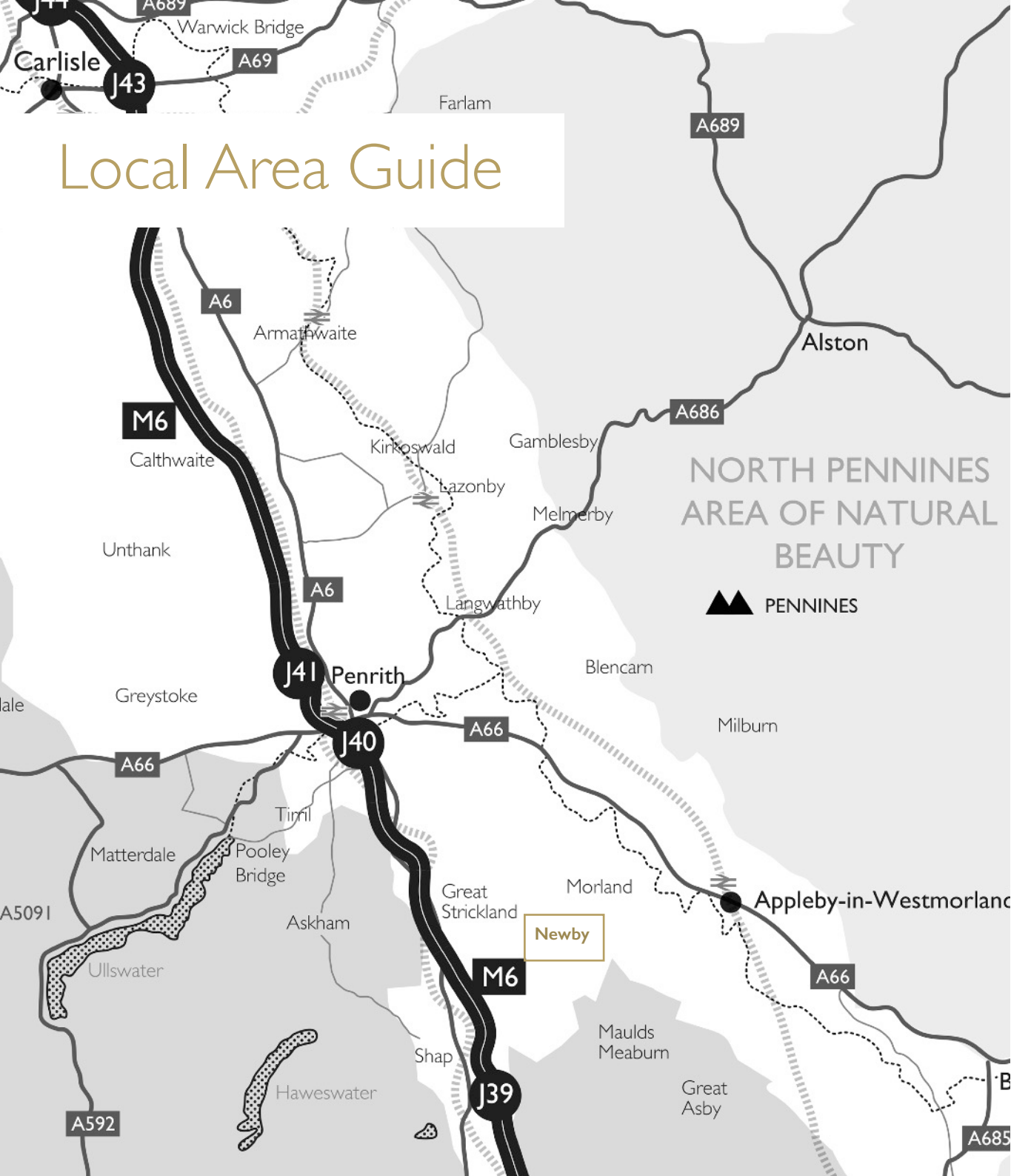


The Grounds





Local Area Guide



Newby is a small rural Eden Valley village surrounded by peaceful open countryside. The Lake District and Yorkshire Dales National Park are just a few miles away for outdoor pursuits and leisure time.

The nearby villages of Morland and Shap have excellent amenities, including schools, shops, cafes and pubs.

The A6 and M6 offer easy access to the market town of Penrith, with further amenities, secondary schools and West Coast Main Line station



1



Leisure Time

- 1 Enjoy a meal out nearby in the village of Crosby Ravensworth at The Butchers Arms
- 2 Explore the beautiful Eden Valley nearby
- 3 Spend the day at Ullswater, hike the fells or enjoy a cruise on the iconic 'steamer' boats



2



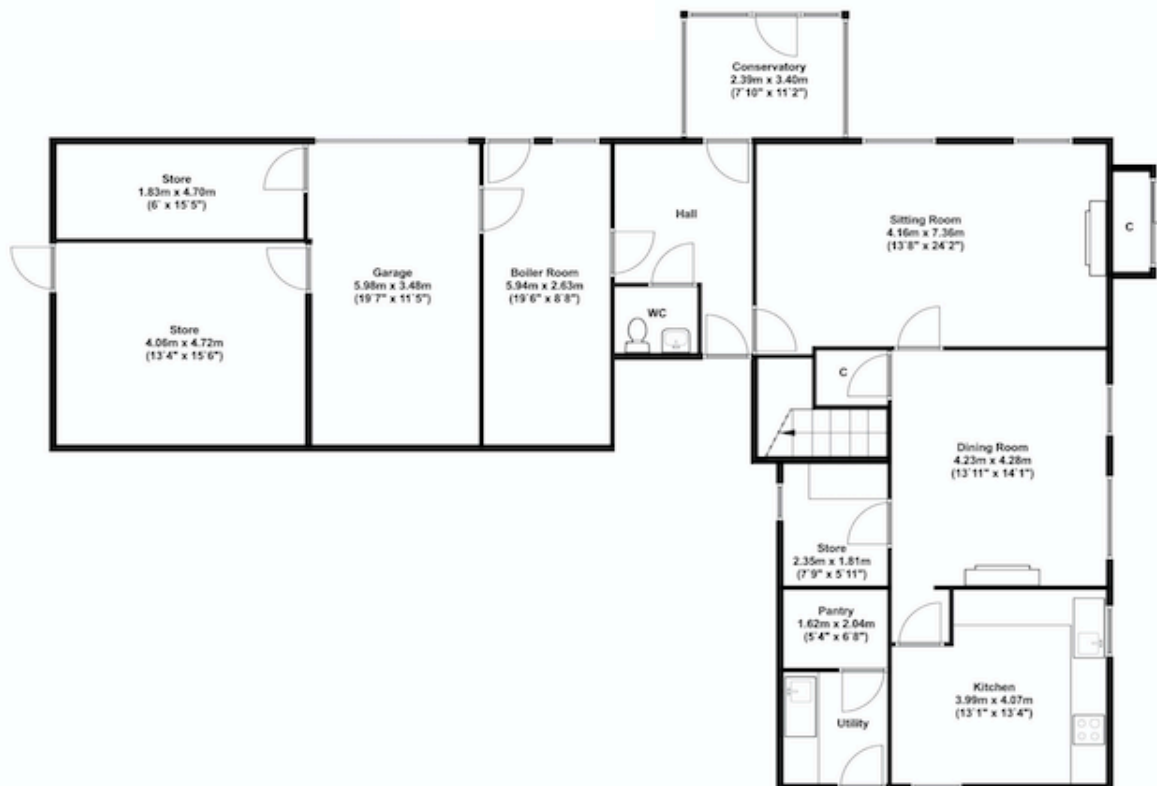
3

Floor Plans

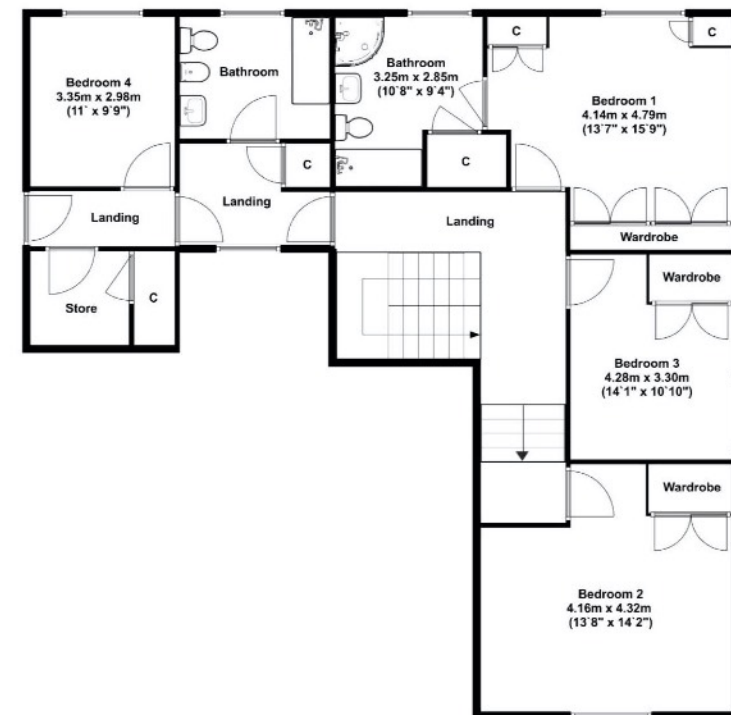
Appletree Cottage

Not to Scale

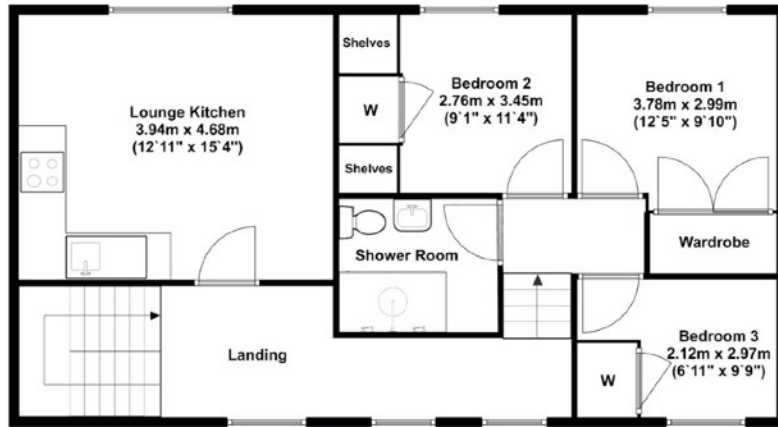
Ground Floor



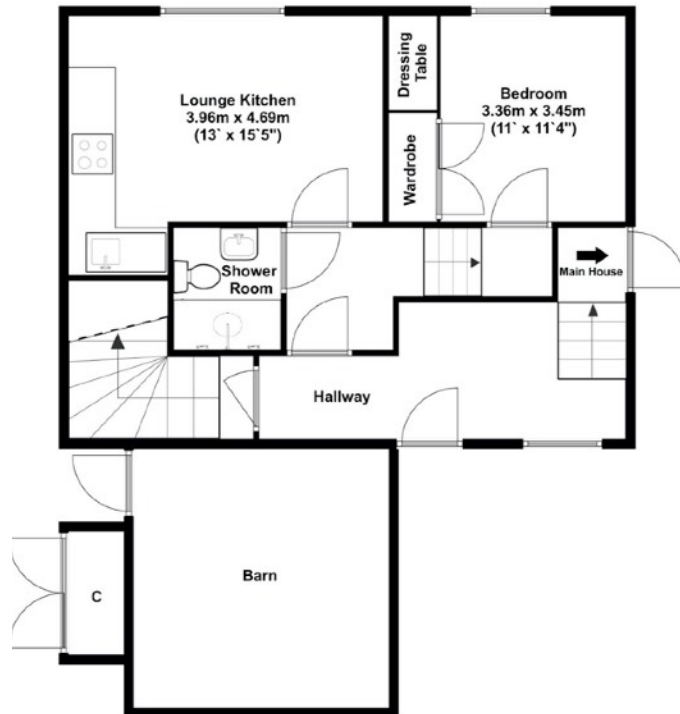
First Floor



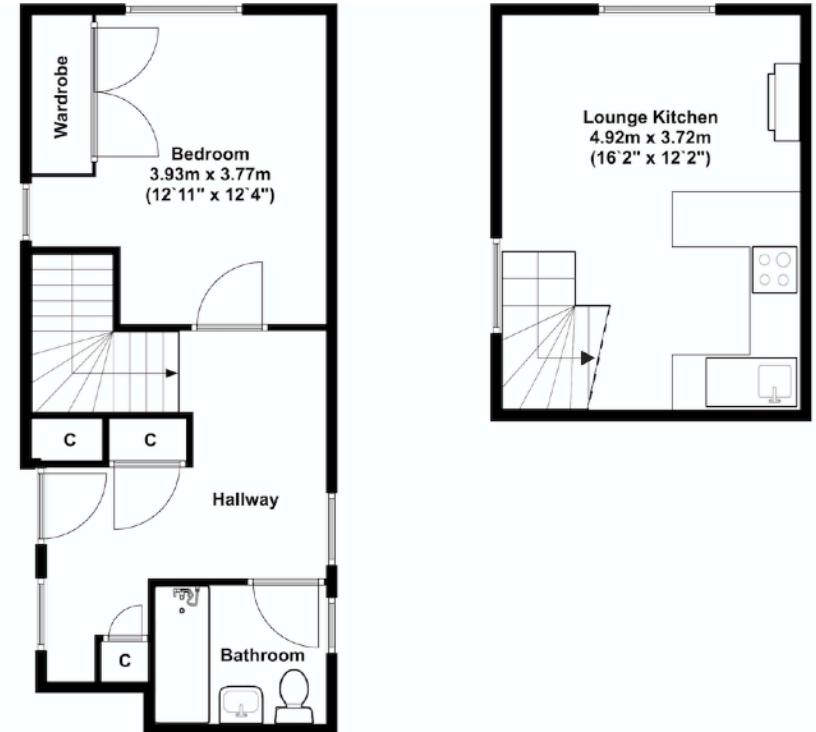
Higher Barn



Lower Barn



Garden Cottage



further info

SERVICES

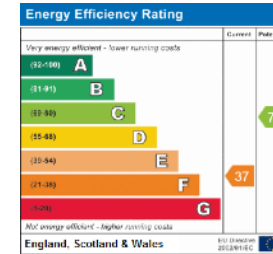
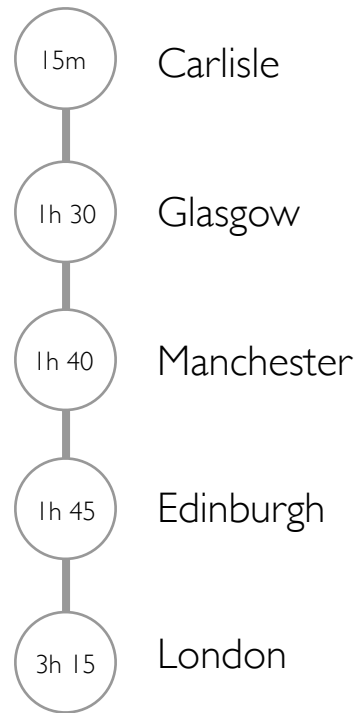
Mains water and electricity
Private septic tank drainage
Oil central heating to Appletree Cottage
Electric heating to other properties

COUNCIL TAX BANDS

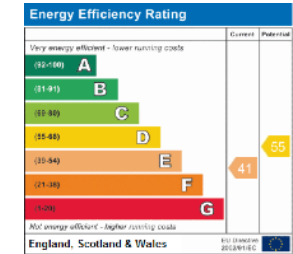
Appletree Cottage - E
Higher and Lower Barn - A
Garden Cottage - B

Rail journeys

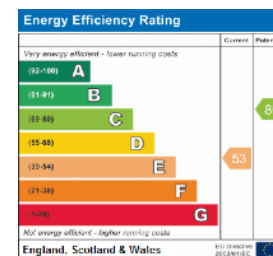
Based on approximate direct train journey durations from **Penrith North Lakes**. Train service durations vary, check nationalrail.co.uk for further details.



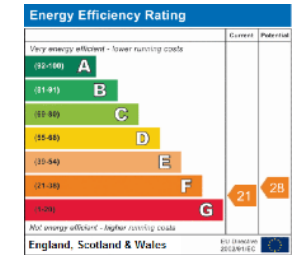
Appletree Cottage



Lower Barn



Higher Barn



Garden Cottage

On the road

Shap - 5.4 miles, 9 min
Penrith - 8.6 miles, 21 min
Appleby - 8.2 miles, 18 min
A6 - 3.8 miles, 7 min
M6 J39 - 7.9 miles, 14 min

The above journey times and mileages are for approximate guidance only and have been sourced from the fastest suggested route on Google Maps from the property postcode.

Getting to Appletree Estate

From Penrith travel south down the A6 and take the first sign left for Newby. Follow the road into the village, where there is a staggered crossroads; turn left and the property is a short distance along on the right.

Address: Appletree Estate, Newby, Penrith, Cumbria, CA10 3EX

To view: Strictly by appointment only with Fine & Country

Telephone **01768 869007**

email northlakes@fineandcountry.com

Agents Notes

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the number below.

Fine & Country

Tel 00(44)1768 869007 or 00(44)1228 583109

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50 Warwick Road, Carlisle, Cumbria, CA1 1DN

