



Robin Hood Farmhouse Bassenthwaite, CA12 4RJ

Price Guide £650,000

Located just outside the idyllic village of Bassenthwaite, Robin Hood Farmhouse is a substantial family home in a peaceful setting. Combining period features with modern comforts, the versatile accommodation is presented to a high standard throughout.

Situated on a hillside with views towards Binsey, the property is close to some of the finest Lakeland fells, including, Skiddaw and Ullock Pike; as well as the beautiful Bassenthwaite Lake.

Recent improvements include, a substantial attached double garage - ideal for motorhomes and boats. This also incorporates a superb workshop. A recently refurbished ground floor annexe, provides opportunities for Air B&B or multi-generational occupation.

Opportunities like this are rare to market and viewing is advised in order to appreciate the potential and unique setting.

Robin Hood Farmhouse



In brief, the ground floor accommodation comprises: entrance porch; generous sitting room with feature fireplace and dining space; newly converted ground floor bedroom with independent access, en-suite and utility; inner hallway; large utility room and farmhouse kitchen/diner.

On the first floor, the landing provides access to bedrooms, a shower room and the house bathroom. All the bedrooms are of generous proportions and a newly created room off bedroom 2, provides options for a sixth bedroom, study or music room. This room is over the ground floor bedroom and could be connected to provide a first floor, independent annexe reception, if required.

Outside, the property has a grand sweeping driveway, providing plenty of parking, and access to the large attached double garage. Former stables provide a further range of useful external stores. The property has lawns to the front and rear aspects, with patio seating areas to the rear, along with raised beds and a timber shed.

Location



Robin Hood Farmhouse is situated within the Lake District National Park - a World Heritage Site. Bassenthwaite village has a popular pub, church and good primary school. The village has a strong community and is approx. 7 miles from Keswick, which provides a good range of shops, pubs and restaurants. A thriving market town and popular with holiday makers, Keswick is full of charm and character. The property is within the catchment area for Keswick School, which is rated Outstanding. The M6 at Penrith is around 30 minutes' drive, via the A66. Cockermouth, with its large supermarkets, eating establishments, secondary schools and hospital is situated 7 miles away. Carlisle, with rail connections, is a 40 minute drive.

Property Information

Freehold Property. Council Tax Band E. Mains Electricity. Oil-fired central heating. Mains water supply. Septic Tank.

Ground Floor

Porch 4'1" x 6'1" (1.27m x 1.86m)

A useful space, for kicking off muddy boots and hanging wet coats. Carpet. Radiator. Timber windows , external door to the front aspect and internal door leading to the sitting room.

Sitting Room 15'3" x 26'11" (4.65m x 8.22m)



Generous and inviting sitting room, with exposed beams and large feature fireplace, housing a wood burning stove. Carpet. UPVC double glazed windows to the front aspect. Radiators. Doors leading to hallway, annexe bedroom and porch.

Annexe Bedroom 8'8" x 16'7" (2.66m x 5.07m)



A newly converted ground floor bedroom with independent external access to the front aspect. Ideal for guests, holiday letting or multi-generational living. Tiled flooring with underfloor heating. UPVC double glazed window to front aspect. Access to en-suite and annexe utility room. NB: provision has been made, in the creation of this space, for the installation of stairs to a reception room on the first floor, should this be required.

En-Suite 4'10" x 8'5" (1.49m x 2.59m)



Stylish contemporary shower room with large shower, vanity unit with wash hand basin, and WC. Fitted, mirrored cupboard. Extractor. Heated towel rail. Tiled flooring.

Annexe Storage / Boiler Room 3'3",291'11" x 7'10" (1,89m x 2.39m)



Useful utility or storage space housing separate boiler for annexe. Tiled flooring.

Kitchen/Diner 11'11" x 14'7" (3.64m x 4.46m)



A farmhouse style kitchen/diner with UPVC double glazed external door and window to the rear aspect. Range of oak wall and base units with granite worktops. Large dual-fuel cooker with electric ovens and LPG gas hob. The house boiler is discretely housed within the base units. Tiled floor. Door leading to hallway.

Utility 12'3" x 9'7" (3.74m x 2.94m)



A large utility with wall and base units. Plumbing for washing machine. UPVC double glazed windows to the rear aspect. Fitted cupboard. Vinyl flooring. Door leading to hallway.

Hallway



Inner hallway providing access to the utility room, sitting room and kitchen. Wide stairway rising to the first floor, via half landing with UPVC double glazed window to the rear aspect. Carpet. Radiator. Under stairs cupboard.

First Floor

Landing



Landing providing access to first floor accommodation. Carpet.

Master Bedroom 15'1" x 14'10" (4.60m x 4.53m)



Spacious double bedroom with UPVC double glazed window to the front aspect. Carpet. radiator. Wash hand basin.

Bedroom 2 15'1" x 11'10" (4.60m x 3.63m)



A further generous double bedroom with UPVC double glazed windows to the front aspect. Carpet. Radiator. Wash hand basin. Door leading to additional Bedroom / Reception.

Bedroom / Reception 15'1" x 16'6" (4.60m x 5.04m)



Recently converted, this large room is suitable for a variety of uses, including, bedroom, study or music room. UPVC double glazed window to the front aspect. New carpet. Radiator.

Bedroom 3 7'11" x 10'1" (2.41m x 3.07m)



Double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Shower Room 8'2" x 5'4" (2.5m x 1.64m)



Shower room with corner shower, corner wash hand basin and WC. Extractor. Heated towel rail. Vinyl flooring.

Bedroom 4 8'10" x 10'1" (2.71m x 3.09m)



Double bedroom with UPVC double glazed window to the rear aspect. Vinyl flooring. Radiator.

Bathroom 13'0" x 6'8" (3.97m x 2.04m)



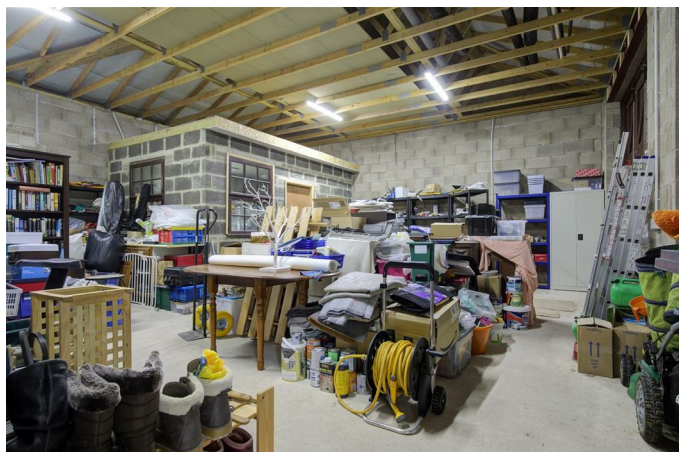
Contemporary house bathroom with UPVC double glazed window to the rear aspect. Suite comprising: shower; wash hand basin; bidet, and WC. Cupboard housing hot water tank. Vinyl flooring. Heated towel rail.

Outside



Robin Hood Farmhouse is located on a quiet lane with extensive countryside views to the front aspect and private gardens to the rear.

Garage 25'5" x 30'4" (7.77m x 9.25m)



Huge double garage with bespoke designed doors to the front aspect, enabling full or partial opening. Pedestrian door to front aspect and timber framed external door to the rear. UPVC double glazed window to the rear aspect. Ladder access to part-boarded loft storage. Light and power. Suitable for motorhomes, high-sided vehicles, cars and boats. Access to workshop.

Workshop



Block built workshop with UPVC double glazed window to the rear aspect. Two internal timber framed windows. Fitted work benches, shelving and storage cupboard.

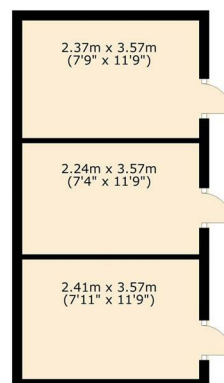
Front



To the front aspect, a sweeping driveway provides ample off-road parking and access to the attached garage. Lawn with hedged border. Access to external stores. Gated side access to rear of property.

Outbuildings

Outbuilding
Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 25.8 sq. metres (277.4 sq. feet)

RH FH outbuildings

Originally stables, the 3 store rooms have light and power.

Rear



The rear gardens comprise lawns, raised beds and patio seating areas. Timber shed.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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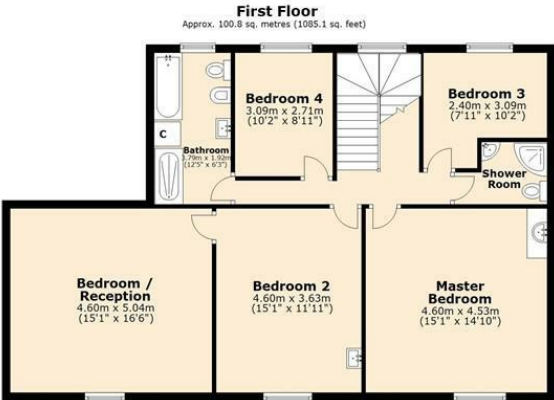
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: 275.20 sq m (2962.22 sq ft)

Area Map



Energy Efficiency Graph

