



SILVERHOLME

Fort Putnam, Greystoke, Penrith, Cumbria



SILVERHOLME

FORT PUTNAM, GREYSTOKE, PENRITH, CUMBRIA, CA11 0UP

Penrith 6 miles, Keswick 14 miles, Carlisle 23 miles.

A DELIGHTFUL 4 BEDROOM PROPERTY WITH AN ABUNDANCE OF CHARACTER SET IN 1.87 ACRES (0.76HA) OF GARDEN AND GROUNDS

Accommodation

East Lounge • West Lounge • Dining Kitchen • Conservatory • Office
Principal bedroom with ensuite, dressing room, and balcony
Secondary bedroom with ensuite, walk-in wardrobe and balcony
2 further bedrooms • House bathroom

Externally

Garden with orchard • Former pond • Driveway with parking • Garage
1.39 acres of woodland pasture



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Silverholme is positioned on the outskirts of the village of Greystoke, which is situated in an exceptionally peaceful location, which enjoys sweeping views across to Blencathra and Skiddaw to the south-west. Despite the idyllic rural surroundings, the property is very close to the local road networks including the A66 which provides direct access to the popular tourist town of Keswick and the market town of Penrith, also linking to the M6 (junction 40) leading to Carlisle and Scotland to the north. The West Coast Mainline from Penrith provides direct services to London Euston in approximately 3 hours and 7 minutes.

Penrith town centre provides a range of amenities including shops, pubs, cafes, churches, leisure facilities, and a hospital. There are plenty of walking and cycling routes as well as nearby attractions such as Penrith Castle, Aira Force and Lowther Castle and Gardens.

The market town benefits from primary and secondary schools. There are several independent schools within easy reach including Hunter Hall, Lime House School and Sedbergh School.

Silverholme

The house is modern built, yet of traditional stone under stone slate construction, which has been extended over the years to provide additional living spaces and an integral garage. Located just outside of the Lake District National Park it boasts incredible vistas across the Lake District fells.

The Property is subject to a £350 per annum service charge from the management company servicing Fort Putnam, to include the maintenance and upkeep of the septic tank and communal grass cutting.



Accommodation

The main entrance hall is a grand welcome to the property, with the opportunity to use this space as a dining room. From here there is access to the office, the east lounge featuring a gas-fired stove, a w.c. and a cloakroom.

The bespoke kitchen diner includes an oil-fired AGA, under counter fridge and dishwasher and an electric hob and oven plus a walk-in pantry. The dining space provides a lovely setting for entertaining guests, with French doors leading out into the conservatory.

Leading away from the kitchen is a utility room, cloakroom and wet room, plus internal access into the garage.



Finally, the west lounge is beyond the kitchen and provides fabulous views over to the Lakeland fells. The west lounge benefits from a woodburning stove and access into the conservatory.

There are four bedrooms to the first floor. The principal bedroom includes a dressing room and en-suite on the south-western elevation, the secondary bedroom has a walk-in wardrobe and ensuite. Both of these rooms have balconies overlooking the garden and pastureland. There are a further two double bedrooms, one with the advantage of a lift enabling access between the entrance hall and the first floor, and a family bathroom.



Garden and Grounds

The garden is to the rear southern elevation and benefits from a three-year-old orchard of pear, apple, plum and damson trees. A former pond sits to the south west of the house, surrounded by trees to maintain privacy.

1.39 acres (0.56 hectares) of pasture surrounds the southern and western elevations. The land has not been grazed for some time and has had quite a few trees planted under the Woodland Trust schemes with species including Hawthorn, Beech, Hazel, and Rowan.

Garage and Parking

The total plot extends to approximately 1.87 acres (0.76 hectares), accessed via a shared driveway leading to the parking area to the front elevation. There is an extension housing a double integral garage with up and over doors, plus light and power connections.

Services

Mains Water and Electricity are connected to the property. The property has oil fired central heating and LPG. Drainage is via a septic tank. It also benefits from solar panels with the Feed-in Tariff still paying at a good rate.

None of these have been tested.

Rights of way, wayleaves and easements

The property is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Local Authority

Westmorland and Furness Council Band G

EPC

C

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included.

Tenure & possession

Freehold with vacant possession upon completion.

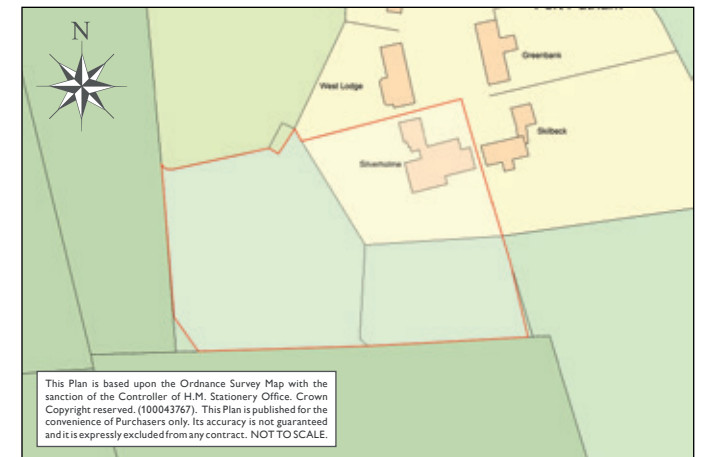
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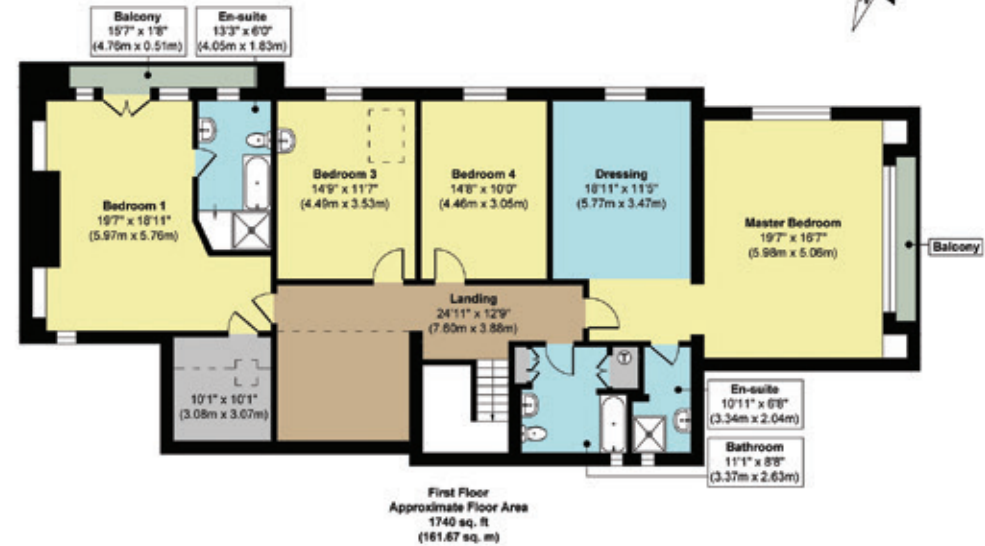
Viewing

Strictly by appointment with GSC Grays.

Tel: 01539 722 592



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Approx. Gross Internal Floor Area 4368 sq. ft / 405.85 sq. m

This plan is a general guide only and does not form any part of any offer or contract.

Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.

DISCLAIMER NOTICE:

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2024

Photographs taken: May 2024