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Greystoke | Penrith | Cumbria

Roe Cottage



“A beautifully enhanced contemporary house on the edge of one of Cumbria’s most desirable villages”

The Property

Occupying a prominent position on the edge of the highly regarded Greystoke Fields development, Roe Cottage is an exceptional detached house that has been thoughtfully enhanced to create a striking contemporary residence of considerable style and quality. While built by Story Homes to their sought after Richmond design, the property has evolved well beyond its original specification through the addition of a striking contemporary extension that transforms both the accommodation and the way the house is enjoyed. Beautifully presented throughout, it combines generous family living with carefully considered architectural detailing, all within easy walking distance of the centre of one of Cumbria’s most sought after villages.

The welcoming entrance hall immediately establishes the quality found throughout the house. A double height ceiling, elegant oak staircase and large windows create an impressive sense of light and space, while the carefully considered interior palette continues throughout the property.

To the front of the house, the lounge provides a calm and comfortable reception room, enhanced by a large window that fills the space with natural light. Across the hall, the fourth bedroom, currently arranged as a stylish home office, provides excellent flexibility for home working while readily adapting as guest accommodation if required.

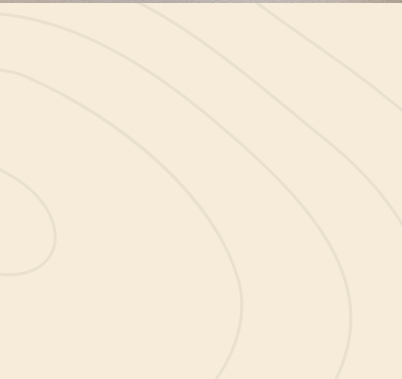


The rear of the property has been transformed by a beautifully executed contemporary extension, creating an exceptional open plan kitchen, dining and living space. Externally, contrasting vertical timber cladding gives the extension a striking contemporary appearance, while inside, exposed timber beams, a large roof light and extensive glazing flood the space with natural light and strengthen the connection with the surrounding gardens. A large bi-fold picture window provides a delightful spot from which to enjoy the gardens, while patio doors open directly onto the oak pergola and entertaining terrace, allowing the living spaces to extend naturally outside.

Within the kitchen, painted shaker cabinetry is complemented by quartz work surfaces and a substantial central island that provides additional preparation space, storage and informal seating. Integrated appliances are thoughtfully arranged within the bespoke cabinetry, while the adjoining utility room offers valuable additional workspace and direct access to the garage.

The adjoining family area is centred around a contemporary wood burning stove, creating a welcoming focal point that balances the generous proportions of the room.

The first floor continues to impress with three generous double bedrooms arranged around a bright central landing. The principal bedroom enjoys fitted wardrobes together with a beautifully appointed en suite shower room. Two further double bedrooms are served by the well-appointed family bathroom.



Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Postcode Council Tax EPC Tenure

CA11 0TJ

Band E

Rating C

Freehold

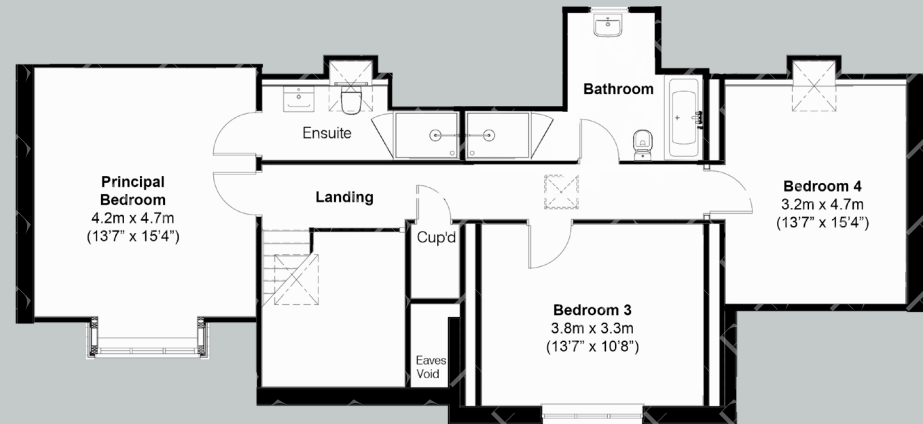
Services

Mains water, electricity and drainage. Air source heat pump.

Floor Plans



Ground Floor



First Floor

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Viewings Strictly by Appointment



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