

# Plum Creek House

THACKTHWAITE | PENRITH | CUMBRIA



FINEST  
PROPERTIES



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A beautiful converted barn with around  
5½ acres in a picturesque setting

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Pooley Bridge 4.2 miles | Junction 40 M6 6.3 miles | Penrith 7.0 miles

Keswick 13.2 miles | Carlisle 21.2 miles





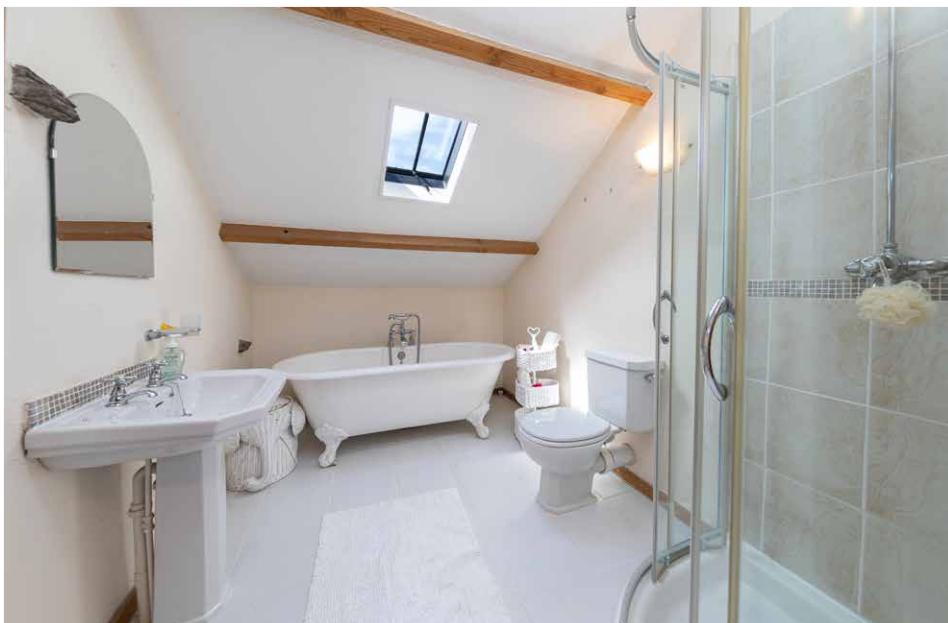
## Accommodation in Brief

Sitting Room/Dining Room | Kitchen/Breakfast Room | Snug  
Utility Room | Ground Floor Bedroom with En-suite Bathroom  
Three First Floor Bedrooms | Family Bathroom

Paddocks | Field Shelters | Lawned Gardens with Stone Terrace  
Two Timber Sheds | Parking | Driveway







## The Property

Plum Creek House is a unique four bedroom property surrounded by truly spectacular sweeping countryside within the Lake District National Park. The thoughtful renovation of an 18th century barn and farm cottage has created an attractive and characterful property with around 5.34 acres of grounds including paddocks, woodland and gardens, set amidst quiet country lanes yet with easy access to regional centres.

The gorgeous sitting room features a soaring double height ceiling to one end providing a light and airy space to relax or entertain. Exposed beams complement the striking wooden mantel above the stone inglenook fireplace. The kitchen/breakfast room has a traditional country style with a light contemporary feel. The grand Rayburn range offers a centrepiece and there is ample space for a table and chairs. A large utility room adds further practicality and convenience. Beyond the kitchen is a spacious yet cosy snug.

A ground floor bedroom with en-suite bathroom offers excellent accessible accommodation. Stairs rise to the first floor where there are three further bedrooms with varying outlooks. The bedrooms are served by the elegantly appointed family bathroom with suite comprising freestanding claw foot bath, separate walk-in shower, wash hand basin and WC.



## Externally

The private driveway meanders through woodland to the lovely private setting of Plum Creek House. There is ample gravelled parking for a number of vehicles. There are two timber sheds adjacent to the parking area. To one side sit there are expansive lawned gardens and an impressive stone terrace for outdoor entertaining with fabulous panoramic views.

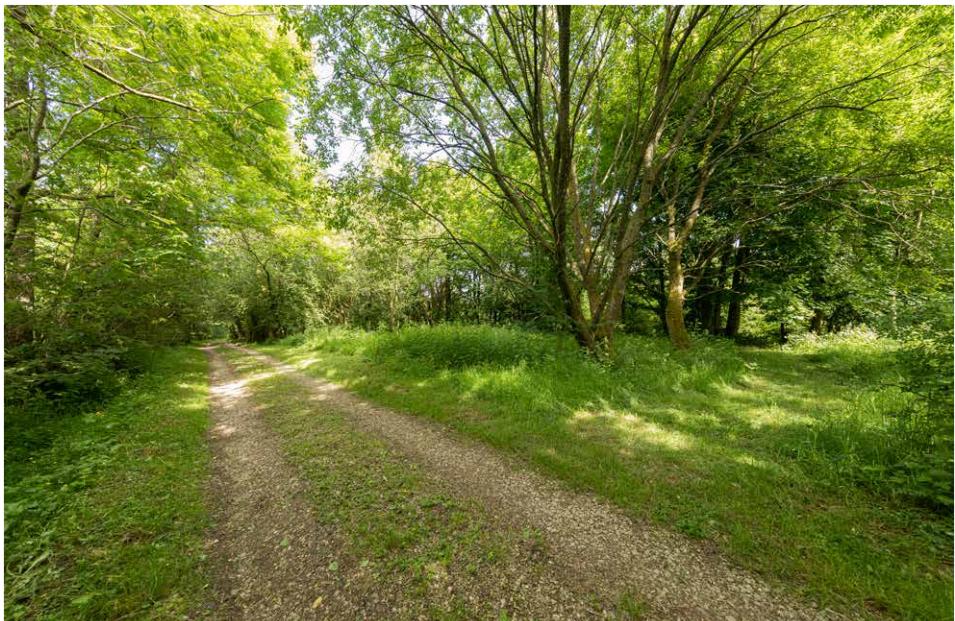
The land includes paddocks with field shelters, and the whole site is sheltered by well-established woodland to three sides. A peaceful beck bubbles through the land. In all, the land extends to around 5.34 acres.



## Agents Note

Plum Creek House is subject to a Local Occupancy Restriction as follows: "The dwelling house shall not be occupied otherwise than by a person employed or to be employed or last employed locally or has during the period of three years immediately preceding the commencement of such occupation of the dwelling house had his only or principal home locally together with dependent of such a person living with him or the widow or widower of such a person". An occupant working from home also satisfies this clause.

In the context "locally" means the parishes of Martindale, Hutton, Dacre, Barton, Patterdale, St. Johns, Castlerigg and Wyburn, Threlkeld and Mungrisdale.





## Local Information

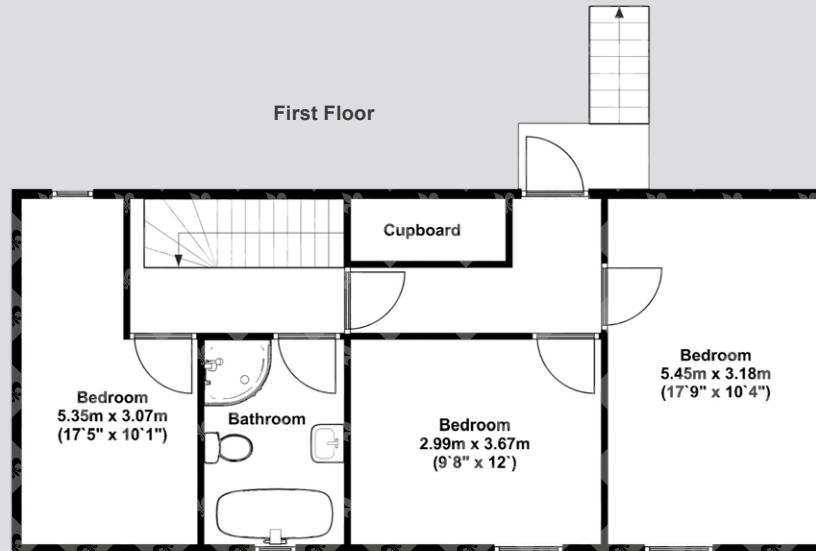
Plum Creek House is located to the north of Ullswater and close to the village of Dacre with easy access to Junction 40 of the M6. The traditional village of Dacre has a country pub and a nice community with social events. The area is wonderful for leisure and tourism with lots of walking and sailing nearby.

The regional centre of Penrith is within easy reach and provides comprehensive cultural, educational and recreational opportunities, along with excellent shopping facilities. There are primary schools in the villages of Penruddock, Stainton and Greystoke. There is an excellent choice of secondary schooling nearby with Ullswater Community College, Queen Elizabeth Grammar School and Keswick School.

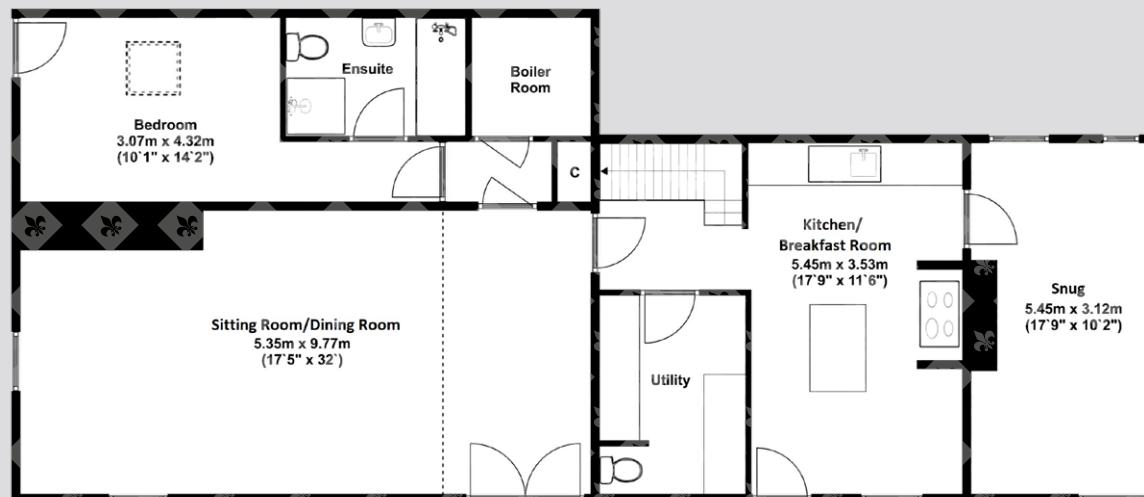
For the commuter, the A66 and M6 are both within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

## Floor Plans

First Floor



Ground Floor



## Directions

From Junction 40 of the M6, take the A66 west towards Keswick. Proceed along the A66 for approximately 2½ miles and then take a left turn, signposted Dacre. Continue for 1.0 mile through Dacre then turn right signposted Sparket and Thackthwaite. Continue for 1.9 miles then turn right onto the driveway leading to Plum Creek House. Follow the driveway for around 0.2 miles and the property is ahead.

## 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.

## Services

Mains electricity and water. Oil-fired central heating.

Private drainage to Klargest system.

| Postcode | Council Tax | EPC      | Tenure   |
|----------|-------------|----------|----------|
| CA11 0NA | Band F      | Rating F | Freehold |

## Viewings Strictly by Appointment

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E: [cumbria@finestgroup.co.uk](mailto:cumbria@finestgroup.co.uk)





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