



Grouse Lodge , Penrith, CA11 8TP

Guide price £499,950









# Grouse Lodge

Penrith, CA11 8TP

- 5 Bedrooms
- Highly energy efficient
- Fantastic access to transport links by road and rail
- Large private drive and double garage
- Detached
- Short walk to Penrith town centre and Brougham Castle
- Close to the Lake District National Park
- Upgraded internal finishes

This five bedroom, three bathroom detached home benefits from a large plot and is an immaculately presented throughout. Built by the popular Story Homes the property has been upgraded in various ways and includes a spacious entrance hall, study, cloakroom, lounge, kitchen dining room with bi-fold doors and a utility room. On the first floor there are five bedrooms including the primary bedroom with dressing room and en-suite shower room, another double with en-suite shower room and four piece family bathroom. Attractive lawned gardens to front and rear along with a large double driveway and double garage. Located ideally on the edge of Penrith town center with easy access to the Lake District National Park.



### Entrance Hall

Staircase leading to the first floor, understairs storage, radiator and tiled flooring. Doors to study, WC, lounge and open-plan kitchen/diner.

### Study

8'6" x 8'2" (2.6 x 2.5)

Window and radiator. Versatile room ideal as home office.

### Sitting Room

12'1" x 18'0" (3.7 x 5.5)

Window to rear garden, radiator. Light and airy room.

### Cloakroom WC

WC and basin. Tiled floor, radiator and window.

### Kitchen Dining

12'1" x 11'9" / 11'9" x 17'8" (3.7 x 3.6 / 3.6 x 5.4)

Spacious open-plan room with island, integrated appliances, breakfast bar and bi-fold doors to garden. Tiled flooring, windows and radiators.

### Utility

Base units, tiled floor, sink, space for laundry appliances. Door to side and garage.

### Primary Bedroom with Dressing and Ensuite

14'5" x 16'4" (4.4 x 5.0)

Window, radiator, dressing area. Door to en-suite shower room.

### Ensuite Bedroom 2

14'5" x 9'2" (4.4 x 2.8)

Window, radiator and door to en-suite shower room.

### Bedroom 3

8'2" x 14'9" (2.5 x 4.5)

Window and radiator.





**Bedroom 4**  
Window and radiator.

8'2" x 12'9" (2.5 x 3.9)

**Bedroom 5**  
Window, radiator, airing cupboard.

9'2" x 11'5" (2.8 x 3.5)

**Bathroom**  
Bath, shower enclosure, WC, basin, radiator, tiling, window.

**Double Garage**  
Electric door, power, plumbing, space for appliances.

**Outside**  
Landscaped gardens front and rear, driveway leading to integral garage.

**Services**  
Mains Gas, Water, Electric and Drainage.

**Location**  
Found in the popular Carleton Village just past the entrance to the Story Brougham Fields development, Grouse Lodge is the first home on the left.

**Please Note**  
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

## Directions

Found in the popular Carleton Village area of Penrith. Just past the entrance to the Story Homes Brougham Fields development, Grouse Lodge is the first home on the left.









## Floor Plans



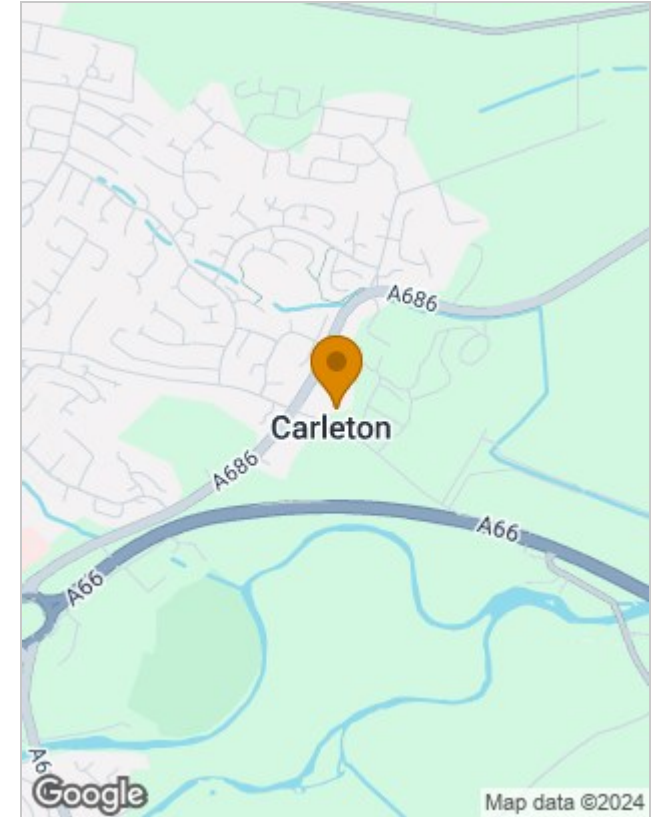
GROUSE LODGE, GROUND FLOOR



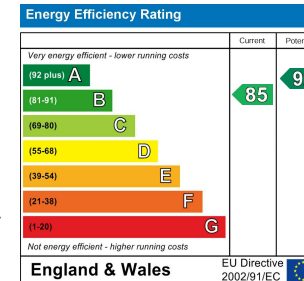
GROUSE LODGE, FIRST FLOOR



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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