



Pennine House Pennine View, Armathwaite, CA4 9PN

Guide price £525,000



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Armathwaite, CA4 9PN

- Modern Detached 4 Bed Family Home
- Found in Stunning Condition
- Popular Village Location in Armathwaite
- Countryside Walks from the Doorstep
- 1992sq ft of Living Accommodation
- Bright, Spacious and Airy Throughout
- Elevated Position with Stunning Open Views
- Close to the School, Train Station, Shop & Pubs
- Driveway Parking & Beautiful Garden
- Early Viewing is Essential

This immaculate four-bedroom detached home is situated in the highly sought-after village of Armathwaite, conveniently located and almost equidistant to both Penrith and Carlisle. Positioned on an elevated plot, the property boasts stunning views of the North Pennine Fells, offering a perfect blend of serene village living and breath-taking natural beauty. With nearly 2,000sq ft of living accommodation, internally the home has been maintained to a very high standard with bright, spacious and airy rooms throughout. The garden is the perfect spot for relaxing whilst overlooking the open countryside and the village has the benefit of a popular primary school, the railway station, a shop and two pubs / restaurants.



Entrance Vestibule

Front door leading into the entrance vestibule. Two double glazed windows. Internal door to the ground floor w/c and double doors with glass panes leading into the dining room. Tiled flooring.

Ground Floor W/C

A useful space for guests and residents and briefly comprising of a low level w/c and a vanity sink unit. Heated towel rail. Tiled flooring and wall coverings. uPVC double glazed window with fitted blinds to the front elevation.

6'6" x 3'8" (1.99 x 1.12)

Dining Room

A magnificent room with high ceilings and a stunning outlook over the rear garden to the North Pennine fells. This versatile space is bright and spacious and is currently utilised as a dining room by the current owners. There are 2 radiators. Wooden flooring throughout. Recessed LED lighting and double doors with glass panels leading to the living room and kitchen as well as a further internal door leading to the snug / study. There are uPVC French doors leading out to the rear garden patio.

14'1" x 23'3" (4.30 x 7.09)

Living Room

A stunning living room which is bright, airy and spacious. To the front elevation is a uPVC double glazed window. The centrepiece of the room is the stunning woodburning stove which is set upon a slate hearth with a timber mantle over. There are two radiators and recessed LED lighting. Wooden flooring throughout. The living room runs the length of the property and open to the Sun Room.

10'11" x 24'1" (3.33 x 7.36)

Sun Room

A brilliant addition and benefitting from outstanding open views across the countryside towards the North Pennine fells, this room can be used all year round. There are uPVC French doors leading out to the rear garden and double glazed window units. There is a solid roof keeping the warmth in Winter as well as keeping the room cool and usable in the Summer. Travertine stone flooring. Two radiators.

10'5" x 10'0" (3.20 x 3.06)

Kitchen

A stunning, modern fitted kitchen suite which has a range of wall and base units with complementing worksurfaces and a lovely seated bench below the uPVC double glazed window which overlooks the garden towards the North Pennine fells. The kitchen is complete with integrated appliances including an under counter fridge, an induction hob with an extractor hood over, a wine cooler, a dishwasher, an electric oven and finally a microwave. There is a 1.5 sink drainer unit with a mixer tap and glass splashbacks. Tiled flooring. Vertical radiator. Recessed LED lighting.

11'2" x 11'3" (3.42 x 3.45)

Utility Room

A highly functional space and much needed for countryside living. This modern utility suite has fitted wall and base units, a pantry cupboard, as well as a sliding cupboard useful for cleaning products. There is a 1.5 sink drainer unit with a mixer tap. There is plumbing for a washing machine and space for an under counter freezer. There is a cupboard housing the oil fired boiler. uPVC door leading out to the side. Tiled flooring. Recessed LED lighting.

11'2" x 6'9" (3.41 x 2.06)

Office / Study

A useful space which would make a fine home office or guest bedroom. There is a uPVC double glazed window to the front elevation with fitted blinds. Wooden flooring and a radiator.

11'1" x 8'0" (3.39 x 2.45)





Stairs / Landing

The stairs lead from the dining room to the first floor galleried landing. The landing is a bright space with comfortable ceiling height and has a Velux window over. Fitted carpet. Lighting on the staircase. Recessed LED lighting. Doors off to the bedrooms and family bathroom.

Primary Bedroom

11'1" x 16'4" (3.39 x 4.98)

A fantastic, spacious primary bedroom which has a uPVC double glazed window to the side elevation and the addition of a uPVC door which opens to a balcony overlooking the countryside and North Pennine fells. Fitted carpet. Radiator. Door leading into the primary en-suite.

Primary En-Suite

11'4" x 5'5" (3.46 x 1.67)

A super size for an en-suite and briefly comprising; a bath with shower attachments, a pedestal sink unit and a low level w/c. Tiled flooring and wall coverings. Chrome heated towel rail. Velux window over. Airing cupboard.

Bedroom Two

11'3" x 12'7" (3.44 x 3.84)

L shaped double bedroom with uPVC window which has fitted blinds and a Velux window over. Fitted carpet. Radiator.

Bathroom

5'4" x 10'5" (1.63 x 3.18)

A smart family bathroom which briefly comprises: a bath with shower attachments and a mains shower unit over, a low level w/c and a sink unit. Tiled flooring and wall covering. Chrome heated towel rail. Velux window over.

Bedroom Three

11'3" x 10'8" (3.44 x 3.27)

Double bedroom with a uPVC window which has fitted blinds and a Velux window over. Fitted carpet. Radiator.

Bedroom Four

8'2" x 10'5" (2.51 x 3.18)

A good sized single bedroom with a Velux window over. Fitted carpet and radiator.

Outside

To the front of the property is a long block paved driveway providing plentiful off road parking. There is a canopy with slate slabs over the front door and boundary fencing. There is external access to the rear garden via a path to the side of the property. To the rear the garden is mainly laid to lawn with mature flower, trees and shrubbery. There are stunning unobstructed views to the North Pennine fells. There is also a large patio seating area perfect for hosting family gatherings and enjoying alfresco dining.

Services

The property has the benefit of mains drainage, water and electricity. There is oil fired central heating.

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.

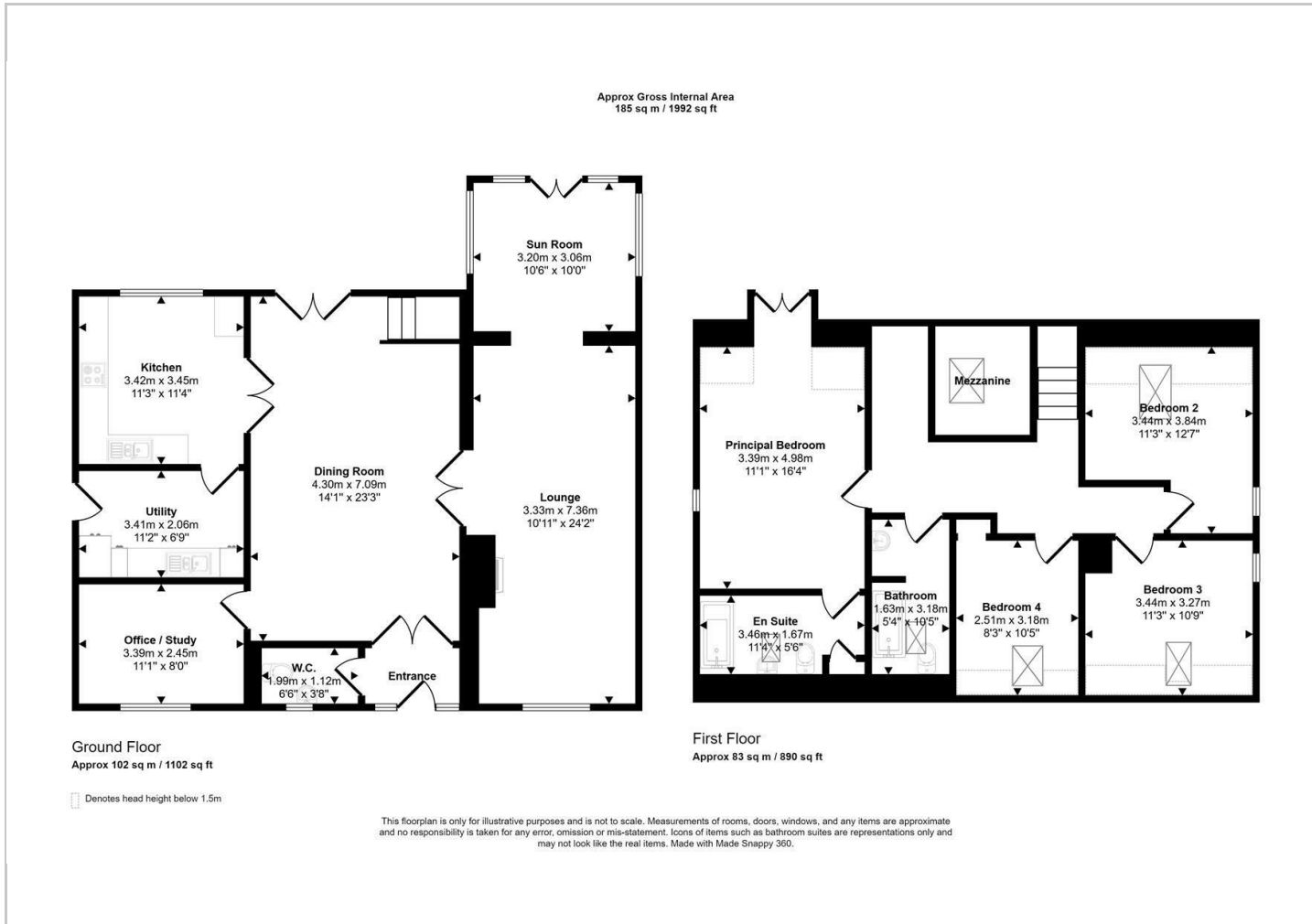
Directions

From Penrith take the A6 northward for 8 miles and immediately before the village of High Hesket take the right turn across a short stretch of dual carriageway and proceed down into Armathwaite. Continue straight ahead in the centre of the village, take the turning left signposted for the train station. Continue up the hill past the railway station towards the school, the property is on the right hand side, down a private lane just before the school.





Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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