



1 Barton View, Penrith, CA11 8AT

Guide price £399,000





# 1 Barton View

Penrith, CA11 8AT

- Immaculate 4 Bed Detached Family Home
- Walking Distance to the Town Centre
- Large Wrapround Gardens & Detached Garage
- Found in Excellent Decorative Order Throughout
- Close to Schools and Amenities
- Stunning Lake District Fell Views
- 2 Reception Rooms & 2 Bathrooms
- Plentiful Off Road Parking
- Desirable Residential Location
- Viewing is Essential

This spacious detached property offers versatile living with 3/4 bedrooms, occupying a generous plot featuring beautiful gardens, a detached garage, a large driveway, and stunning views of the Lake District fells. The contemporary open-plan kitchen and dining room provide a modern living space, while two reception rooms offer flexibility, with one easily convertible to a fourth bedroom. Conveniently located near the centre of Penrith, a charming market town in the picturesque Eden Valley, this home is on the edge of the Lake District National Park, combining a scenic outlook with accessible amenities.



#### Entrance Hallway

Front door leading into the entrance vestibule which has herringbone parquet flooring. There is an internal door leading into the entrance hallway which has stairs off to the first floor and internal doors to the ground floor accommodation. Fitted carpet. Radiator.

#### Living Room

16'11" x 12'2" (5.16 x 3.71)

Found in excellent decorative order this spacious lounge has dual aspect double glazed windows with stunning fells views. There is a gas fire place with an attractive hearth, surround and mantle as well as two radiators. Fitted carpet.

#### Dining Kitchen

21'9" x 11'5" (6.64 x 3.48)

A spacious dining kitchen which has a range of fitted wall and base units with complementing granite worksurfaces and tiled splashbacks. There is an island unit with granite worksurfaces and storage underneath as well. There is a sink drainer unit with mixer taps and integrated appliances including an under counter fridge and separate freezer, an oven, microwave, hob and extractor hood and a dishwasher. Tiled flooring throughout and ample space for dining furniture. Two double glazed window units and two radiators.

#### Bedroom 4 (Ground Floor)

17'10" x 15'10" (5.45 x 4.84)

A versatile room which has served the current owners as a ground floor bedroom, dining room and a reception room. There are a range of fitted wardrobe units with mirrored doors. Two double glazed windows with stunning views out to the lake district fells. Solid oak flooring. Radiator.

#### Stairs / Landing

The landing has doors off to the first floor accommodation and a ceiling hatch giving access to the loft. Fitted carpet. Double glazed window unit.

#### Bedroom One

17'6" x 10'3" (5.34 x 3.14)

A double bedroom with a range of fitted bedroom furniture. There is a double glazed window. Fitted carpet. Radiator. Door leading into the en-suite.

#### En-Suite Shower Room

Has a fitted two-piece suite comprising an enclosed shower cubicle with sliding glass door and a Mira electric shower unit and a sink unit. Tiled walls and a radiator.



**Bedroom Two** 9'4" x 12'2" (2.87 x 3.71)

A double bedroom with a range of fitted bedroom furniture. There is a double glazed window with stunning views out to the Lake District fells. Radiator and fitted carpet.

**Bedroom Three** 7'2" x 8'11" (2.19 x 2.73)

Currently used as an office a good sized single bedroom with fitted bedroom furniture. There is a double glazed window with stunning views out to the Lake District fells. Radiator and fitted carpet.

**Family Bathroom**

A modern fitted bathroom which has a panelled bath with a shower screen and mains fed shower unit over, a floating sink unit and a low level w/c. Opaque double glazed window. Tiled walls and flooring. Heated towel rail.

**Detached Garage** 20'0" x 10'0" (6.10 x 3.05)

A spacious detached garage which would comfortably house a vehicle or provide an excellent space for storage or a workshop. There is an up and over door to the front elevation.

**Outside**

The property has surrounding gardens mainly laid to lawn with patio seating areas and many flower and plant species. The gardens enjoy superb views out to the Lake District fells. There is a large private driveway which offers plentiful off road parking for guests and residents alike.

**Services**

There is mains water, drainage, gas and electricity connected to the property.

**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 the centre of Penrith travel up Fell lane and take the second right onto Brent way. Take the first left turn onto Barton View and number 1 is the third property on the left.





## Floor Plans



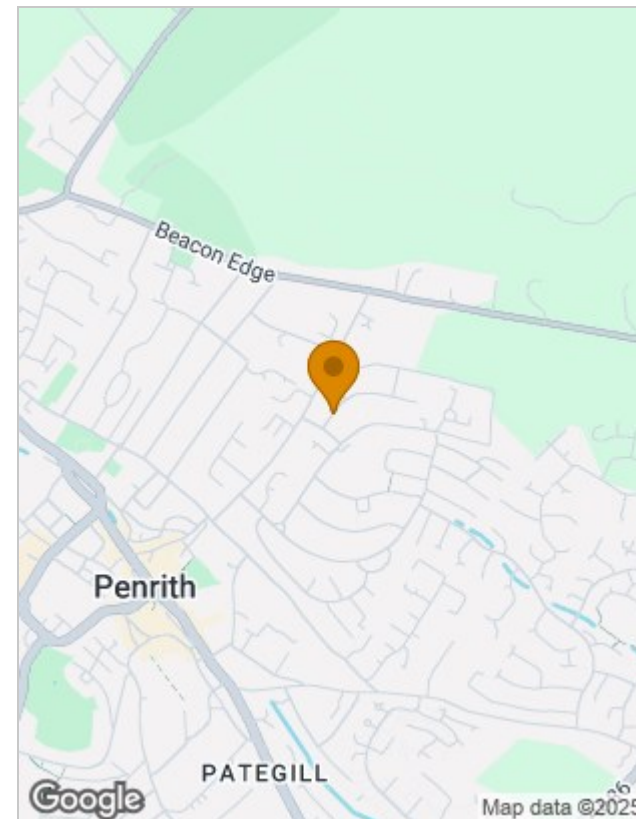
## Viewing

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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## Location Map



## Energy Performance Graph

