



39 High Cup Heights, Penrith, CA11 8FX

Guide price £484,950





39 High Cup Heights

Penrith, CA11 8FX

- Executive Style 5 Bed Detached Family Home
- Modern and Convenient Residential Location
- Large Enclosed Rear Garden
- High Specification Kitchen with Integrated Appliances
- Spacious Integrated Garage
- Stunning Outlook with Views to the North Pennines & Brougham Castle
- Plentiful Off Road Parking
- 5 Double Bedrooms & 3 Bathrooms
- Open Plan Kitchen Diner, Living Room & Ground Floor Study
- Viewing is Highly Recommended

Welcome to 39 High Cup Heights, 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 features a spacious entrance hall, study, cloakroom/wc, 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 with stunning countryside views across to the North Pennine fells and Brougham Castle. Located ideally on the edge of Penrith town centre with easy access to the Lake District National Park. Viewing is highly recommended.



Entrance Hallway 11'4" x 13'0" (3.47 x 3.98)
In the spacious entrance hall there is a staircase leading to the first floor, a storage cupboard under the stairs, radiator and tiled flooring. It allows access to the study, cloakroom/WC, lounge and open-plan kitchen/diner.

Living Room 11'10" x 16'6" (3.63 x 5.03)
The light and spacious living room looks out over the garden, an electric fireplace and radiator.

Kitchen Dining Room 22'4" x 16'7" (6.83 x 5.07)
The kitchen diner is a well designed and open-plan room with a high specification kitchen area featuring an island, integrated appliances, breakfast bar and bi-fold doors to garden. Tiled flooring, windows and radiators. With plenty of space for entertaining.

Utility Room 7'11" x 4'8" (2.43 x 1.43)
The utility has base units, tiled floor, sink, space for laundry appliances. and a door to allow side access to the property and an internal door to access the garage.

Study 8'3" x 7'10" (2.53 x 2.40)
The study looks over the front of the property and has beautiful countryside views, it is a versatile room with a radiator and plenty of desk and space for storage which is ideal as home office.

Ground Floor W/C / Cloakroom 8'0" x 4'9" (2.46 x 1.46)
The large downstairs WC is also utilised as a cloakroom and features a WC and basin, tiled floor, radiator and window.

Integral Garage 13'8" x 19'2" (4.19 x 5.86)
The large garage has power, plumbing and space for appliances.

Stairs / Landing
The upstairs landing is spacious and bright and gives access to all 5 bedrooms and family bathroom and a shelved storage cupboard.

Principal Bedroom 13'11" x 18'2" (4.25 x 5.56)
The principal bedroom is light and airy, with an abundance of space, it has stunning countryside views, radiator, a dressing area with two sliding door wardrobes and access to the en-suite shower room.

Principal En-Suite 8'3" x 4'1" (2.52 x 1.27)
The ensuite has WC, basic and tiled shower enclosure with a frosted window to bring in natural light, it has a vinyl floor and half tiled wall.





Bedroom Two 11'5" x 8'10" (3.49 x 2.71)
 Bedroom two is a comfortable double with fitted sliding door wardrobes, radiator and door to the en-suite shower room.

Bedroom Two En-Suite 3'8" x 9'0" (1.13 x 2.76)
 The ensuite has WC, basic and tiled shower enclosure with a frosted window to bring in natural light, it has a vinyl floor and half tiled wall.

Family Bathroom 7'1" x 8'11" (2.18 x 2.72)
 The family bathroom has a bath, shower enclosure, WC, basin, radiator, vinyl floor, half tiled wall and frosted window.

Bedroom Three 8'9" x 12'2" (2.67 x 3.73)
 Bedroom three has views over the countryside, radiator, fitted sliding door wardrobes and is a comfortable double.

Bedroom Four 7'2" x 12'2" (2.19 x 3.72)
 Bedroom four is currently utilised as an additional study, but it a comfortable double with countryside views, radiator and space for additional storage. It also allows access to the water tank.

Bedroom Five 8'4" x 8'10" (2.55 x 2.71)
 Bedroom five looks out over the garden, it has fitted cupboards for additional storage, radiator and is a comfortable double.

Outside

Outside there is a large enclosed lawned garden to the rear of the property with paved patio area leading directly from the kitchen diner, there is lawn to the front of the property and a driveway with plentiful parking giving access to the spacious integrated garage.

Services

Mains Gas, Water, Electric and Drainage.

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.

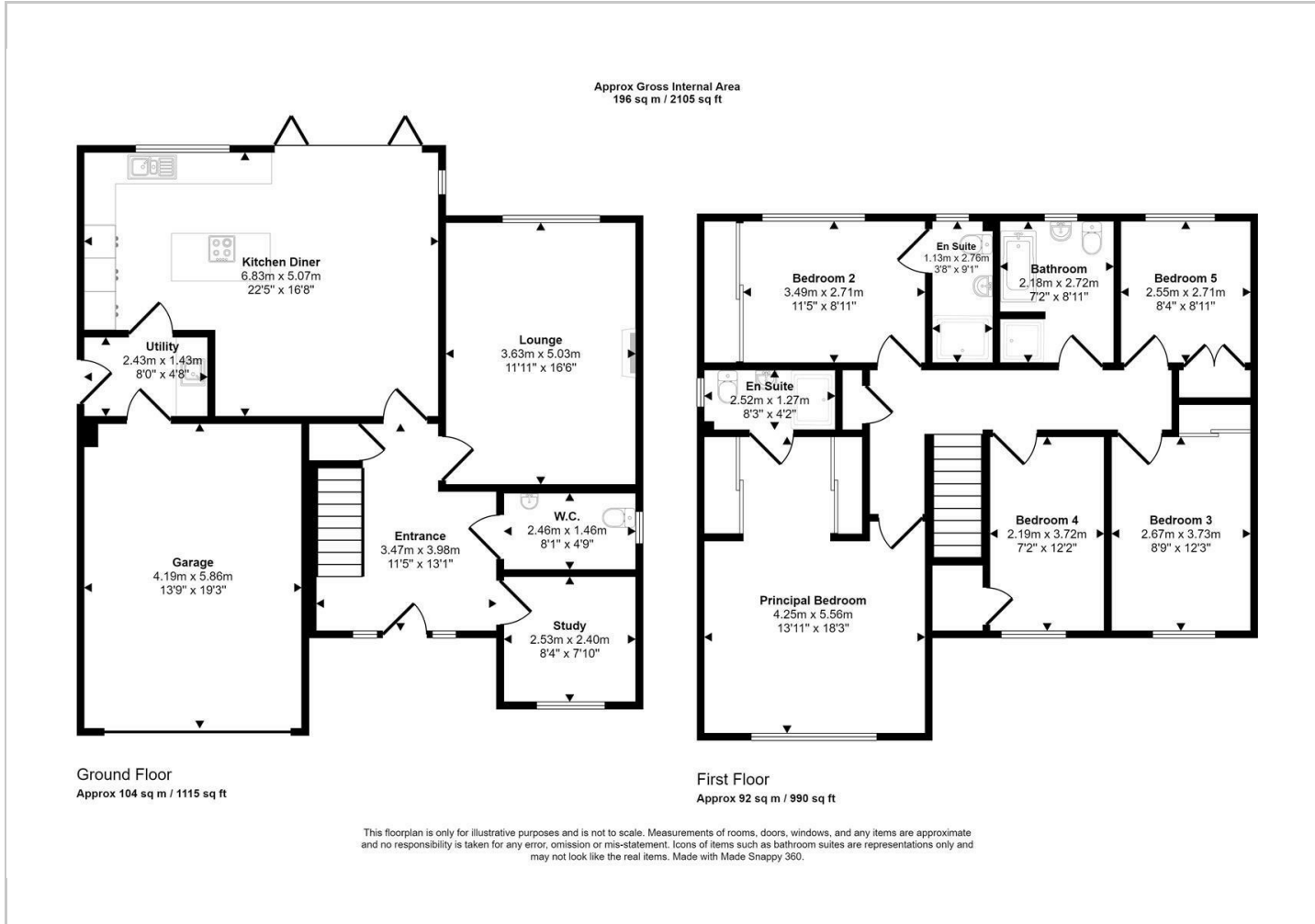
Directions

From the East (e.g., from Appleby-in-Westmorland): Take the fourth exit towards Langwathby As you approach Penrith, take the exit for the A686 At the roundabout, take the 2nd exit onto Carleton Road Continue on Carleton Road as it becomes Carleton Hill Road Turn right just before The Cross Keys Inn Follow the road down and turn left on to Meldon Avenue Once on High Cup Heights take the first right. The property is the last one on the left. From the West (e.g., from Keswick): Take the second exit towards Langwathby As you approach Penrith at the motorway roundabout, remain in the A66 West lane. At the next roundabout take the 4th exit onto Carleton Road Continue on Carleton Road as it becomes Carleton Hill Road Turn right just before The Cross Keys Inn Follow the road down and turn left on to Meldon Avenue Once on High Cup Heights take the first right. The property is the last one on the left.

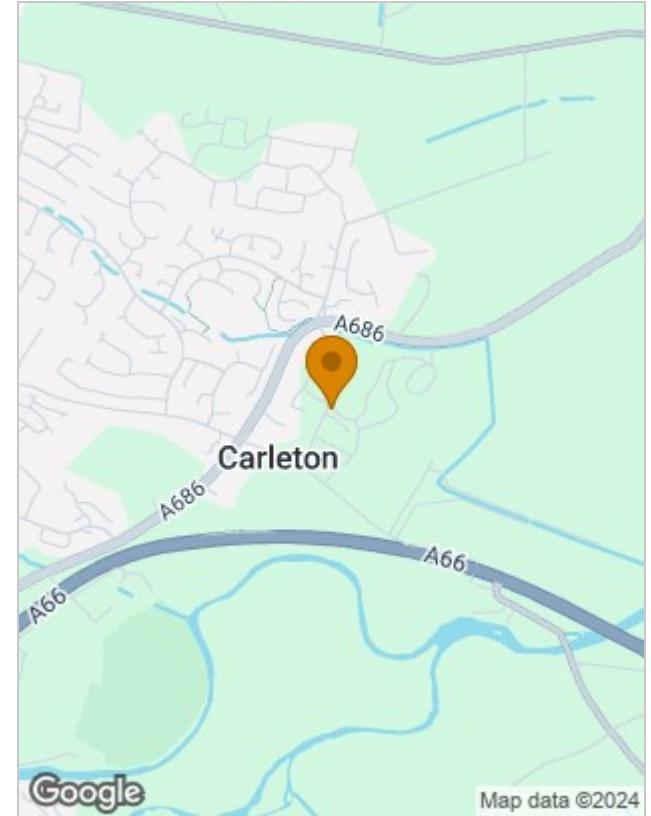




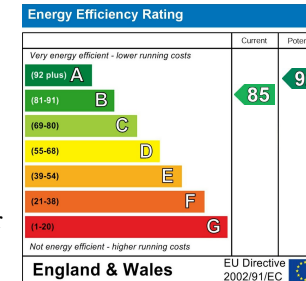
Floor Plans



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.

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