



Fairfield , Penrith, CA11 0ES

£375,000



Fairfield

Penrith, CA11 0ES

- 3 Bed Detached Bungalow
- Located in the Ever-Popular Village of Stainton
- Situated on the Fringe of the Lake District National Park
- Excellent Room Proportions Throughout
- Integral Garage
- Offering Over 1,500sq ft of Living Space
- Village is Well Served with Amenities
- In Need of Modernisation
- Private Garden & Parking
- Viewing is Essential

Found in the excellent village of Stainton which is on the fringes of the Northern Lake District National Park is Fairfield, a 3 bed detached bungalow which requires modernisation. Ideal for those who are looking for a substantial home in a quiet location this property offers an exciting opportunity with spacious living accommodation, bedrooms and a large garage. The village of Stainton is well stocked with amenity and is just a 5 minute drive to Ullswater. The property has some lovely views across the village towards open countryside and occupies an incredibly private plot. Viewing is essential.

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Entrance Hallway

The front door leads into a spacious entrance hallway which is 'L' shaped and has doors off to the accommodation. There is a loft hatch access point. Fitted carpet.

Lounge

18'9" x 14'5" (5.72 x 4.40)

A spacious lounge which is perfect for relaxing. There is a wooden framed, double glazed window to the front elevation giving lovely views across the village to the countryside. Fitted carpet. Night Storage heater. There is a stone fireplace with an electric stove.

Dining Room / Bedroom 3

8'10" x 12'9" (2.71 x 3.91)

Currently used as a dining room but could be used as an office, study or third bedroom. There is a wooden framed, double glazed window to the front elevation giving lovely views across the village to the countryside. Night storage heater.

Kitchen Diner

21'1" x 11'6" (6.43 x 3.52)

A fantastic size with a range of fitted wall and base units with worksurfaces, tiled splashbacks and a stainless steel sink drainer unit. There is an integrated oven, hob and extractor fan. French doors lead out to the rear garden patio. There is ample space for dining furniture. A wooden framed, double glazed window overlooks the rear garden.

Utility Room

11'5" x 6'3" (3.50 x 1.92)

A useful space with base units and a sink. There is plumbing for a washing machine and space for a tumble dryer. There is a wooden framed, double glazed window overlooking the rear garden. Door out to the rear garden patio. Internal door to the garage.

Garage

11'0" x 17'10" (3.37 x 5.45)

A large garage which could comfortably house a car. There is power, lighting and electric supply. Ideal for additional storage or conversion.

Bathroom

8'8" x 8'7" (2.65 x 2.63)

Has a fitted four-piece suite comprising, an enclosed shower cubicle with electric shower unit, a panelled bath, a sink and a low level w/c. Wooden framed double glazed window to the rear elevation with opaque glass. Part tiled walls.





Bedroom 1

10'7" x 11'8" (3.23 x 3.57)

A spacious double bedroom with a range of fitted bedroom furniture. There is fitted carpet and a storage heater. A wooden framed, double glazed window overlooks the rear garden. There is a clever en-suite toilet concealed behind the mirrored wardrobes. There is a sink and storage units.

Bedroom 2

10'10" x 12'7" (3.32 x 3.86)

Another comfortable double bedroom with a wooden framed, double glazed window unit overlooking the village and countryside beyond. Fitted carpet. Storage heater.

Outside

The property retains a right of access up a private laning to the property. At the front there is a block paved driveway providing ample off road parking. There is a garden to the rear mainly laid to lawn with steps down to a narrow patio. External access via a gate to the side of the property.

Services

Mains water, drainage and electricity are connected.

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.

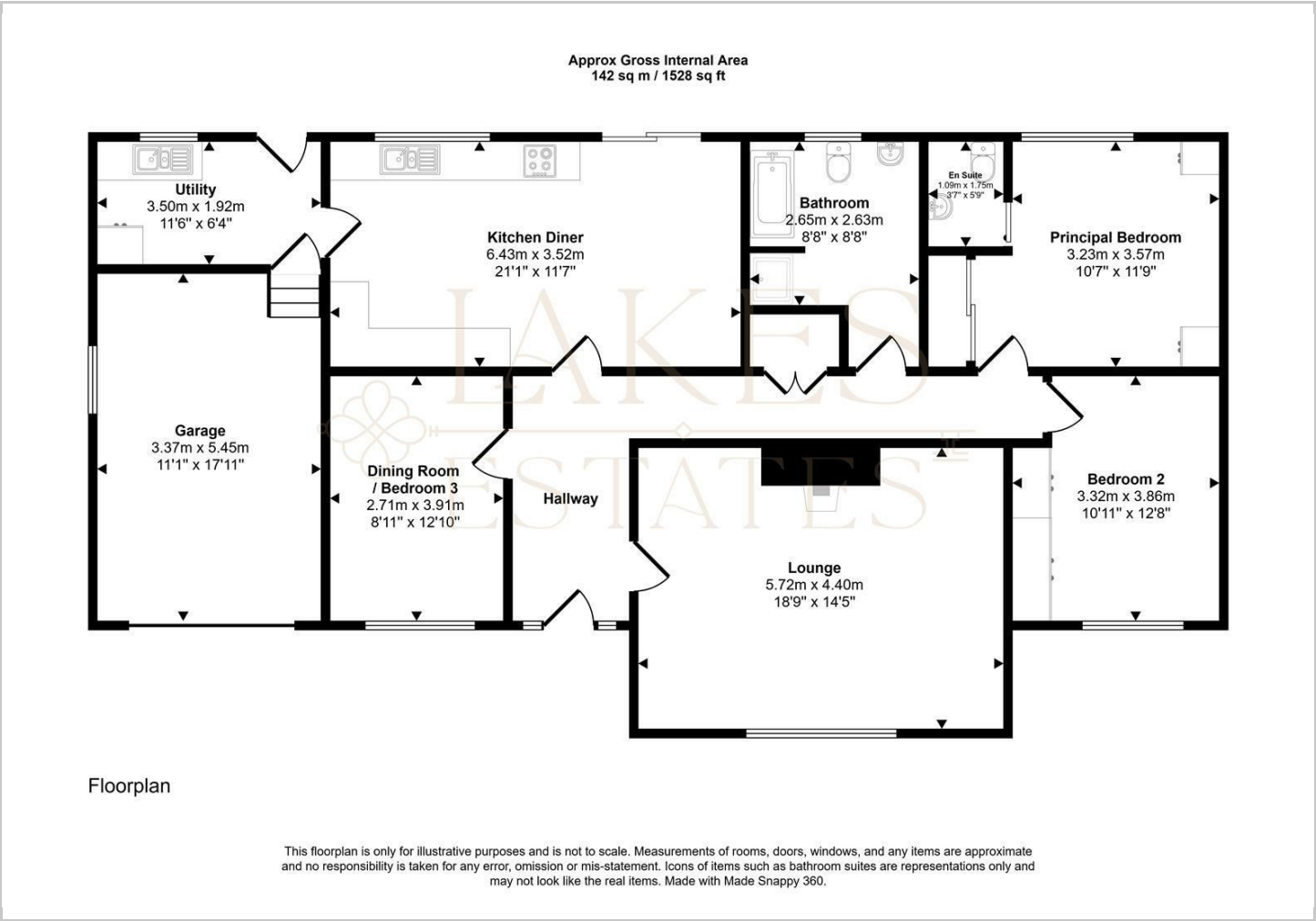
Directions

From Penrith, head south from the town centre to the A66/A6 roundabout and take the 4th Exit, heading West on the A66. Pass over the M6 roundabout and at the next roundabout, take the 2nd exit not the A592 signposted to Ullswater and Stainton. Take the first right turn, signposted to Stainton and drive into the village. At the first crossroad, turn left, drive past the Kings Arms, the Brantwood Hotel and the village green to the next crossroad. Go straight ahead and up the rise, on the left-hand side there is a private laning which leads to Fairfield. Fairfield is the second property along the lane.





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

