



Bannerdale View , Penrith, CA11 0XR

Offers invited £795,000





Bannerdale View

Penrith, CA11 0XR

- A rare and unique opportunity
- Superfast gigabit broadband
- Off road parking and garage
- Circa two acres of land including beautifully maintained gardens and paddock
- Easy access to Penrith, Keswick and the central Lakes
- Found in the Lake District National Park
- Spacious and flexible accommodation in the most idyllic location
- Generous living accommodation
- Stunning fell views
- Traditional extended Lakeland Cottage

Welcome to Bannerdale View, this beautiful three bedroom detached property occupies an outstanding location within the hamlet of Mungrisdale, a quiet peaceful valley at the foot of Bowscale and Souther Fells to the east side of Blencathra, within the Lake District National Park. Conveniently positioned, just a short drive from the the A66 which links Penrith and the M6 motorway to the east with Keswick, and the Northern Lake District.

This home has traditional rustic character displaying original features and exposed timbers, along with the more modern touches like the central heating. The original part of the house is of traditional stone construction whilst the extension is conventionally constructed and finished to match. The property offers deceptively spacious accommodation which includes three double bedrooms, a bathroom and shower room and generous ground floor space comprising of a reception room, study, lounge, conservatory, kitchen, day room/dining room, pantry, store room, utility and garage.

The property is arranged so that a majority of the accommodation overlooks the gardens to the rear benefiting from this truly delightful aspect. The property is located within a circa two acre plot, with the majority low maintenance including well manicured gardens and a separate paddock. The spectacular location also offers direct access to a range of fantastic walks from the door.

Directions

Leaving Penrith, join the A66 going West Continue along the A66W towards Keswick Turn right at the signpost for Mungrisdale, Regional Route 71 Continue into the village on Mungrisdale Go past the Mill Inn on your left Take the next left where you will see a red phone box The property is on the left

Offers invited £795,000



Kitchen 9'6" x 14'0" (2.91 x 4.28)

The kitchen benefits from delightful views over the gardens, it has oak cabinetry and plenty of worktop space and room for appliances. It also allows access to a spacious pantry, store room and the day room/dining room.

Day room/dining room 15'5" x 13'8" (4.71 x 4.17)

The day/dining room is spacious and filled with natural light, it benefits from stunning views and access out in to the garden and surrounding fells. There is a traditional stone wall, lpg stove and tiled flooring.

Store Room 8'2" x 7'5" (2.49 x 2.27)

The store room is accessed via the kitchen or via the side door to the property, it currently functions as a boot room and leads to the utility area and into the garage.

Utility 10'1" x 8'3" (3.09 x 2.53)

The practical utility room is between the store room and garage.

Pantry 6'0" x 5'6" (1.85 x 1.68)

The pantry is accessed via the kitchen. Housing the Worcester combi boiler

Reception Room 13'1" x 12'11" (4.01 x 3.95)

The reception room is accessed via the main front door with characteristic beams, fireplace with LPG stove and views over the front of the property.

Study 8'2" x 8'5" (2.50 x 2.57)

The study benefits from views over the front of the property and has plenty of space for storage.

Lounge 20'0" x 13'8" (6.11 x 4.18)

The lounge is spacious and bright, it is triple aspect with windows to the front, and out into the garden, it also allows access to the large conservatory and door to the patio. There is also a log burner with stone surround.



Conservatory 20'0" x 12'2" (6.12 x 3.71)

The conservatory was added to the property by the current owners and adds a beautiful and bright living area to the home. With windows looking out over the garden and external access out on to the patio, this conservatory adds a generous amount of living and additional dining space.

Downstairs W.C.

The downstairs w.c. features a w.c., basin and frosted window to the side of the property.

Principal Bedroom

14'0" x 14'0" (4.29 x 4.27)

The principal bedroom is a comfortable double bedroom which is triple aspect with views to either side of the property and over the gardens. It allows access to an ensuite bathroom and a landing which could also be utilised as a dressing room.

Principal Ensuite

5'8" x 7'1" (1.75 x 2.17)

The principal ensuite has a window overlooking the side of the property, it has a jacuzzi bath with shower over and fitted unit with w.c. and basin.

Landing

Currently a private landing into the principal bedroom, it could also be utilised as a dressing area off the main landing. It has a window out to the side of the property and built in cupboards.

Bedroom Two

13'10" x 10'3" (4.24 x 3.14)

Bedroom two is another comfortable double bedroom with views over the front of the property.

Bedroom Three

10'3" x 11'2" (3.14 x 3.42)

Bedroom three is a comfortable double bedroom with views over the front of the property, with built in wardrobes and dressing area.

Shower Room

9'0" x 5'4" (2.76 x 1.65)

The shower room has a large shower enclosure, w.c. and basin with built in. storage and a heated towel rail.

Garage

16'0" x 20'1" (4.89 x 6.13)

The garage is a generous size with remote controlled door and window to the side of the property.

Outside

Outside the property has an easily maintained front garden leading to the front door, at the side is a 4 bottle LPG store serving the 2 stoves and the Rangemaster cooker. The main garden is circa two acres and is beautifully maintained and has a pond, lawn, flower beds, access to a private bridge across the stream, paddock, shed, wooden stable used as garden store, greenhouse, driveway, and a craftsman built cedarwood summer house with electricity supply and fantastic views of the valley and surrounding fells. A garden gate gives direct access out into the valley

Services

The property is serviced by mains electricity water, bio disc for drainage and oil fired heating.

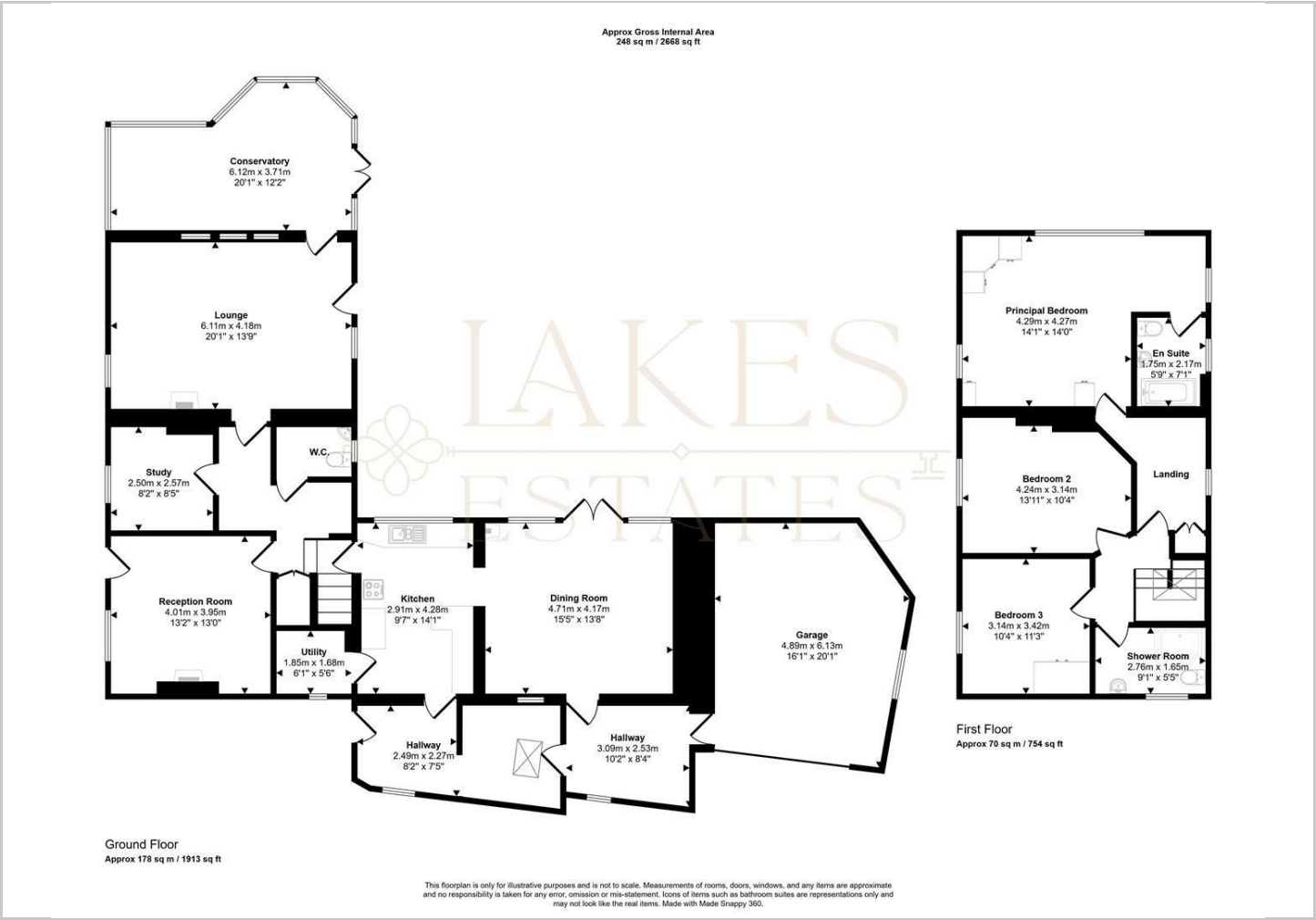
Please Note

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.





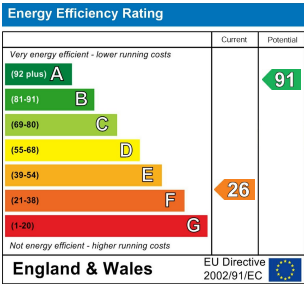
Floor Plans



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.

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.