



Aimshaugh Barco Avenue, Penrith, CA11 8LZ

Guide price £630,000





Aimshaugh Barco Avenue

Penrith, CA11 8LZ

- Immaculate Detached 4 Bed Bungalow
- Beautiful Landscaped Gardens
- Modern Kitchen & Bathroom Suites
- Plentiful Private Parking & Garage
- Desirable Residential Location
- Occupying a 0.65 Acre Plot
- Panoramic Views to the Lake District Fells
- Close to Penrith Town Centre
- Close to the Lake District National Park
- Viewing is Essential

Nestled midway up Barco Avenue and occupying an elevated, expansive 0.65 acre plot is Aimshaugh, a simply magnificent 4 bed detached bungalow boasting the most incredible panoramic views over Penrith towards the Lakeland Fells. The property has been meticulously renovated by the current owners both internally and externally with beautiful landscaped gardens and tasteful design elements throughout. The property is spacious, bright and airy with a free flowing layout cleverly designed to make the most of the incredible views. There is a large garage which can comfortably house a vehicle as well as a gated driveway offering ample parking for guests and residents. Sure to find favour on the open market this is a rare opportunity not to be missed.



Entrance Hallway

There is an attractive flagged granite porch leading to the double glazed front door which gives access to the entrance hallway. There is a uPVC window to the front elevation. The spacious L shaped hallway has internal oak doors leading off to the accommodation and a ceiling hatch with drop down ladders giving access to the large part-boarded loft area. Subject to relevant planning permissions the loft could be converted to create further living space. There is a spacious recessed cloaks cupboard. The flooring is part tiled with fitted carpet.

Lounge

A fantastic living space which is bright and airy thanks to two uPVC double glazed windows. The window to the front elevation offers the most outstanding panorama looking out over Penrith towards the imposing North Lakeland fells including Helvellyn and Blencathra as well as Lowther Castle. There is recessed shelving. Fitted carpet. A TV Aerial point.

Shower Room

A contemporary fitted suite comprising: a low level w/c, a pedestal sink unit and an enclosed shower cubicle containing a mains fed shower unit. The flooring is tiled and the walls are part tiled. There is a uPVC double glazed window to the front elevation with opaque glass.

Dining Kitchen

A spacious and modern kitchen suite which has a range of gloss grey wall and base units that have complementing worksurfaces, a composite sink drainer unit with mixer taps, tiled splashbacks and a service hatch to the dining room. The kitchen is complete with a range of integrated appliances including a fridge freezer, a dishwasher and a pull out larder unit. There is space for a large range style cooker and a central island / breakfast table has drawers to one end and provides the perfect spot for enjoying breakfast, lunch or tea whilst gazing through the uPVC double glazed picture window across the garden and Penrith to the Lakeland fells from Lowther Castle to Helvellyn and Blencathra. Laminate flooring.

Dining Room

A lovely space which has two uPVC double glazed windows which give a superb view across the grounds to the North Lake District fells. There is fitted carpet. A service hatch through to the kitchen and two oak doors, one leading to the hallway and the second to the rear hall.

Rear Hall

A double glazed door opens to the front and an internal door opens into the garage. There is a boiler cupboard housing a gas fired boiler providing the warm air central heating and a gas fired boiler for the hot water.

Bedroom One

A spacious double bedroom which has a uPVC double glazed window to the rear elevation. There are wall lights and fitted carpet.

Bedroom Two

A spacious double bedroom which has a uPVC double glazed window to the rear elevation. There are wall lights and fitted carpet.

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Directions

From the centre of Penrith, head up Sandgate and turn right at the mini roundabouts, into Benson Row. Keep to the left into Folly Lane and then turn left into Barco Avenue, Aimshaugh is on the right hand side.

Bedroom Three 11'6" x 10'4" (3.53 x 3.15)
A spacious double bedroom which has a uPVC double glazed window to the rear elevation. There is fitted carpet.

Bedroom Four / Office 6'3" x 10'2" (1.93 x 3.10)
A versatile room which is currently used as an office but would make a comfortable fourth bedroom or play room. There is a uPVC window to the rear elevation and fitted carpet.

Bathroom 6'3" x 10'2" (1.92 x 3.10)
A modern fitted bathroom suite which briefly comprises, a bath tub in a tiled plinth with floor mounted pillar taps and a hand held shower unit, a low level w/c and a pedestal sink unit. The walls are part tiled and there is a uPVC double glazed window with opaque glass to the rear elevation. Cushioned flooring.

Garage 16'6" x 18'4" (5.05 x 5.60)
A large double garage which has an electric up and over door to the front. Internally there is light, power and water as well as plumbing for a washing machine. The gas & electric meters as well as the MCB consumer unit are all wall mounted. There is a pedestrian door giving access to the rear of the property and an internal door leading to the internal hallway. This garage can comfortably house modern vehicles and has the added bonus of loft storage.

Garden Store Room
A useful addition to the rear of the property this brick built outbuilding has two uPVC doors to the front and is great for storing garden furniture, lawn mowers or other outdoor furnishings.

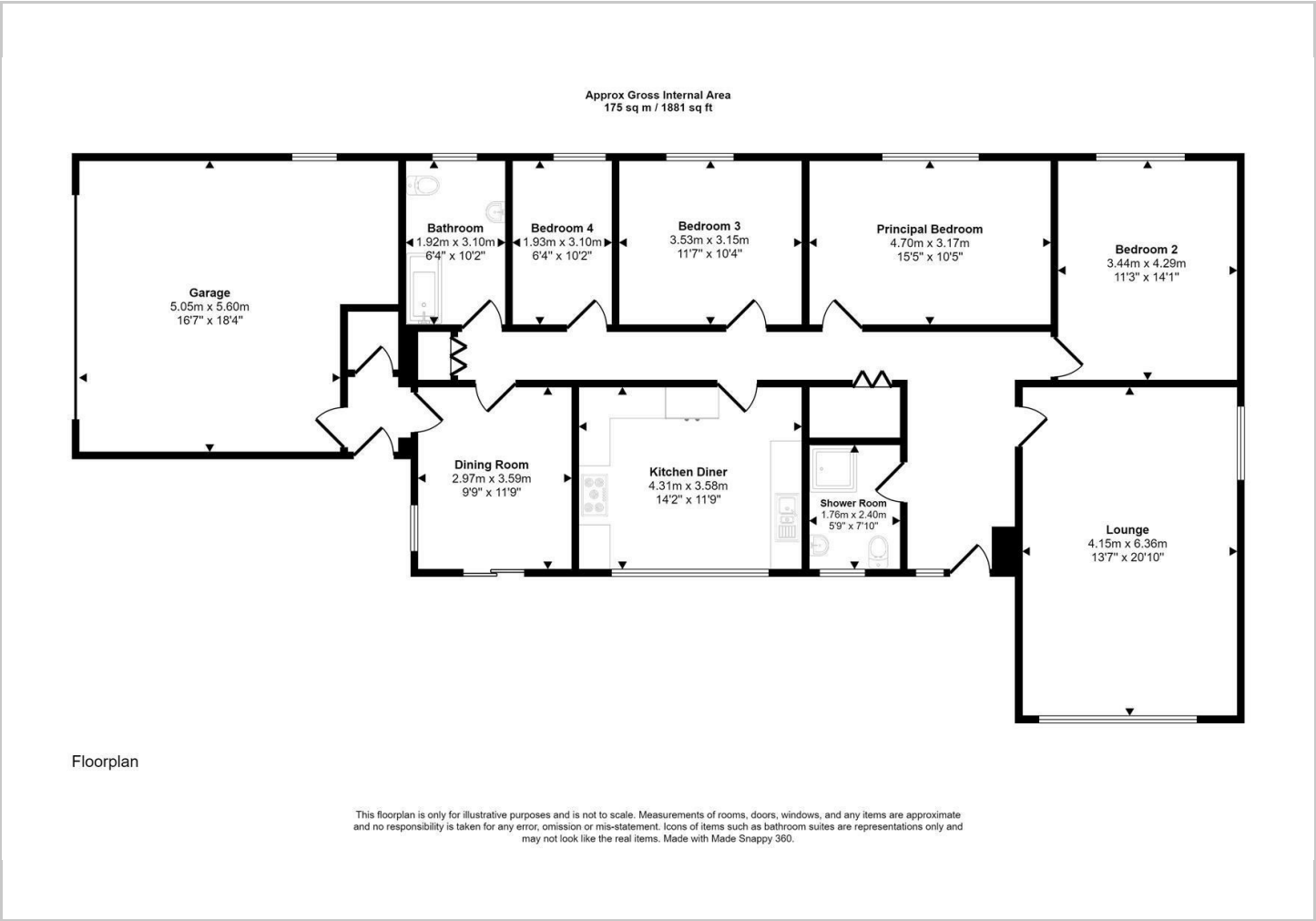
Outside
The property is approached through metal double gates opening into a tarmac drive providing off road parking, turning and access to the double garage. The bungalow is set in a large garden, mainly to lawn with many beds having a wide variety of flowers and shrubs, all hardy to minimise maintenance as well as a fruit bed with hard and soft fruits and a wildlife pond. Across the front of the bungalow is a gravelled terrace with flower and shrub borders leading down to the main garden. To the far gable end of the bungalow is a garden area which has been flagged with well stocked raised beds around. Along the rear of the bungalow is a flagged path and a well stocked raised bed running almost the full length of the building. The total land area measures 0.65 acre and previously with outline planning permission granted subject to all relevant permissions, to build a separate bungalow in the grounds. This has now lapsed.

Services
Mains water, drainage, gas and electricity are connected to the property. Fibre optic broadband is available.





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

