



4 Haw Bank, Penrith, CA11 0ED

Guide price £330,000









# 4 Haw Bank

Penrith, CA11 0ED

- Immaculately presented throughout
- Semi-detached home
- Popular village location
- Excellent local amenities
- Freehold
- 3 bedrooms
- Close to the Lake District National Park
- In an elevated position
- Parking and garage

Welcome to 4 Haw Bank, found in the popular village of Stainton, a thriving community with a range of local amenities and within easy travelling distance of Penrith, the M6 and on the fringes of the Lake District National Park. This immaculately presented three bedroom semi detached home briefly comprises of; lounge, kitchen, dining room, utility and w.c to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from a garage and driveway and boasts a south facing, tiered rear garden incorporating raised patio and decking area, enjoying fabulous views.

## Directions

From Penrith follow the A66 towards Keswick. At the Rheged roundabout take the 2nd left towards Pooley Bridge and then the first right towards Stainton. The property is on the left hand side after 1/3 of a mile.



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### Lounge

11'1" x 19'9" (3.40 x 6.04)

The lounge is bright and spacious, with a double glazed window to the front aspect and multi fuel stove. The lounge is accessed via the entrance porch and through the glazed doors into the dining room.

### Kitchen

10'0" x 15'0" (3.05 x 4.58)

The kitchen is immaculately presented and bright with a double glazed window to the side aspect of the property. There are ample units and worktop space for cooking and entertaining, an integrated fridge freezer, dishwasher, induction hob with extractor hood, eye level ovens and a fitted dining area with matching quartz worktop and upholstered seating.

### Dining Room

11'3" x 9'7" (3.45 x 2.93)

The dining room is currently utilised as a playroom and is filled with natural light with noble glazed French doors out on to the patio and door to the utility room.

### Utility

6'1" x 9'6" (1.87 x 2.90)

The utility has fitted cabinetry and quartz worktop, there is plumbing for washing machine and space for tumble dryer. It has laminate flooring, uPVC double glazed window to the rear and uPVC double glazed door to the garden, radiator and storage cupboard. It allows access to the downstairs w.c., garage, dining room and kitchen.

### Downstairs W.C.

The downstairs w.c. is accessed via the utility and has a w.c., basin and frosted double glazed window bringing in natural light.

### Principal Bedroom

10'3" x 12'11" (3.13 x 3.96)

The principal bedroom looks out over the rear garden and views beyond, it's a comfortable double bedroom with fitted wardrobes, fitted carpet, uPVC double glazed window and radiator.

### Bedroom Two

10'1" x 7'3" (3.09 x 2.21)

Bedroom two is another comfortable double bedroom with UPVC double glazed window to the rear with countryside views, fitted carpet and radiator.

### Bedroom Three

11'0" x 6'0" (3.37 x 1.83)

Bedroom three is a comfortable single bedroom with UPVC double glazed window to the front, fitted carpet and radiator.

### Bathroom

6'7" x 7'8" (2.02 x 2.36)

The bathroom has a three piece suite comprising of an shower above the bath, wash hand basin in vanity unit and low level WC. Tiled walls, tiled floor, heated towel rail and UPVC double glazed window to the side.





#### Garage

The garage has an up and over door, power and light, sink unit, space for appliances, loft access, doors to the garden and integral door to the utility room.

11'6" x 19'8" (3.53 x 6.01)

#### Outside

To the front of the property, there is a driveway providing parking for two cars leading to the garage, and a lawned front garden with flower borders. To the rear of the property is an immaculately presented multi level garden incorporating raised, paved patio areas, lawns and a stunning raised decking area to take in the surrounding countryside views.

#### Services & Additional Information

The property is serviced by mains water, drainage and electricity and has oil fired heating. There is a local occupancy clause, please contact the office for further information.

#### Local Occupancy Clause

4 Haw Bank, Stainton, CA11 0ED comes under the legislation of Section 157 of the Housing Act 1985. This is an Ex-Eden Council property and cannot be sold as a second home or a holiday let.

The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process.

#### 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.

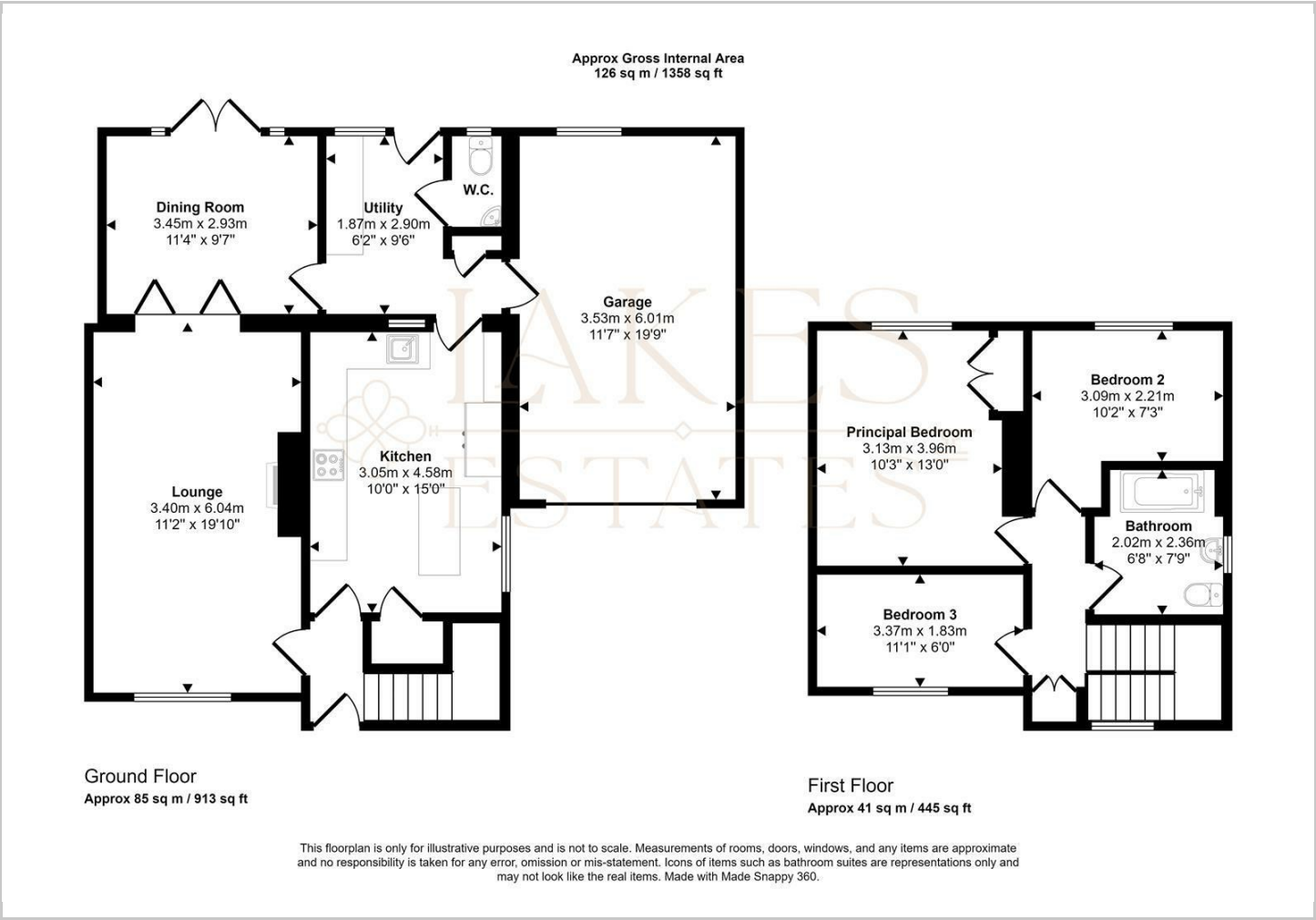








Floor Plans



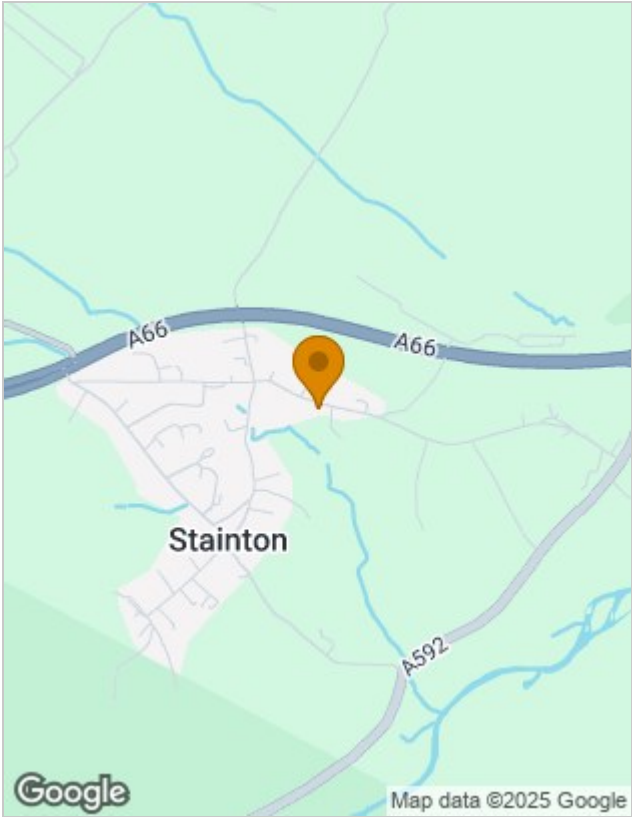
Viewing

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

