

Scarista , Penrith, CA11 0AW

Guide price £395,000



4



1



4



E



Scarista

Penrith, CA11 0AW

- Detached Family Home
- Located in a Peaceful Village
- Stunning Views Over Open Fields to Blencathra
- Plentiful Private Parking
- Offered For Sale with No Onward Chain
- 4 Bedrooms & 4 Reception Rooms
- Excellent Access to Penrith, Carlisle & The Lake District
- Occupying a Substantial Plot
- Well Maintained Gardens
- Over 1,600sq ft of Living Space

This impressive four-bedroom detached home is set on a generous plot in the desirable rural hamlet of Laithes, just 4 miles north-west of Penrith.

Offering the perfect balance of countryside charm and modern convenience, Laithes is ideally situated for easy access to Penrith, Carlisle, and the Lake District National Park, with excellent transport links via the nearby M6.

Inside, the property boasts four double bedrooms, four spacious reception rooms, ideal for flexible family living or entertaining, along with a well-appointed kitchen and modern bathroom suite.

Outside, the beautifully maintained garden provides a peaceful retreat, and there is ample private parking for at least six vehicles.

Directions

From the centre of Penrith, head to the roundabout at the Morrisons supermarket and head towards Greystoke on the B5288. Having passed over the motorway take the next right towards Newton Reigny. Follow the road through the village to reach Laithes and Scarista is the last house on the right hand side and can be identified by a Lakes Estates For Sale sign.

Guide price £395,000

Entrance Hallway

Front door leading into the entrance hallway. Stairs leading off to the first floor with an understairs storage cupboard. Radiator. Internal doors to the ground floor accommodation. Fitted carpet.

Ground Floor W/C

Has a fitted two-piece suite comprising: low level w.c and a sink unit with tiled splashback.

Lounge

11'3" x 19'7" (3.45 x 5.97)

A spacious lounge with dual aspect uPVC double glazed windows to the front and rear elevation. Open fireplace with stone hearth and surround. Radiator. Fitted carpet.

Dining Room

11'1" x 11'9" (3.39 x 3.60)

A brilliant space for family gatherings. There are French doors leading into the conservatory. Fitted carpet. Radiator.

Conservatory

14'1" x 14'7" (4.30 x 4.45)

Overlooking the rear garden there are French doors out to the garden and double glazed windows. Tiled flooring with underfloor heating.

Kitchen

12'0" x 11'10" (3.67 x 3.61)

A well appointed kitchen which has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and a sink drainer unit. There is an AGA oven and space for an American style fridge freezer. uPVC double glazed window to the rear elevation. Radiator.

Utility Room

4'7" x 7'0" (1.41 x 2.15)

A useful space with plumbing for a washing machine and dryer. Worcester Bosch boiler. uPVC door to the rear.

Family/Reception Room

16'9" x 13'4" (5.12 x 4.07)

A versatile space which is ideal for hosting and entertaining, a home office, study or family room. There are two uPVC windows. Fitted carpet. Radiator.

Stairs / Landing

Stairs lead from the entrance hallway off to the first floor. Doors to the accommodation. uPVC window. Storage cupboard. Fitted carpet.

Bedroom One

11'5" x 11'11" (3.49 x 3.65)

A spacious double bedroom with uPVC window to the rear elevation. Fitted carpet and radiator.

Bedroom Two

13'1" x 10'9" (4.00 x 3.28)

A spacious double bedroom with uPVC window to the rear elevation. Fitted carpet and radiator. There are a range of fitted wardrobes.

Bedroom Three

11'6" x 9'7" (3.53 x 2.94)

A spacious double bedroom with uPVC window to the rear elevation. Fitted carpet and radiator.

Bedroom Four/Study

7'11" x 8'3" (2.42 x 2.52)

A small double bedroom with uPVC window to the front elevation. Fitted carpet and radiator.



Bathroom

11'7" x 8'10" (3.54 x 2.70)

A modern family bathroom which has a fitted four-piece suite comprising: free standing bath, enclosed shower cubicle containing a mains shower unit, a vanity sink unit and a low level w.c. Heated towel rail. Shower boards and tiled flooring. uPVC window to the side elevation.

Outside

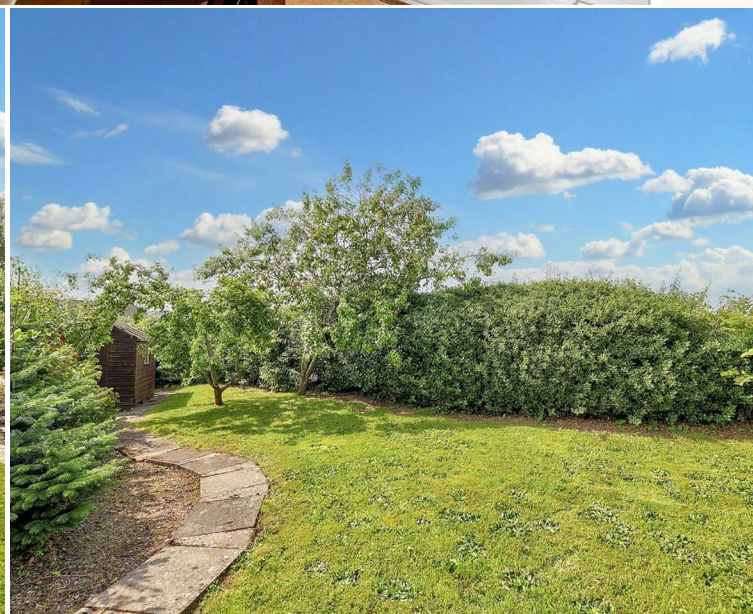
The property occupies a large, private corner plot with a beautifully maintained garden which is mainly laid to lawn but has a large patio area. There is also an attractive pond. There are a range of useful sheds. There is a tarmac driveway which offers plentiful off road parking for at least six cars.

Services

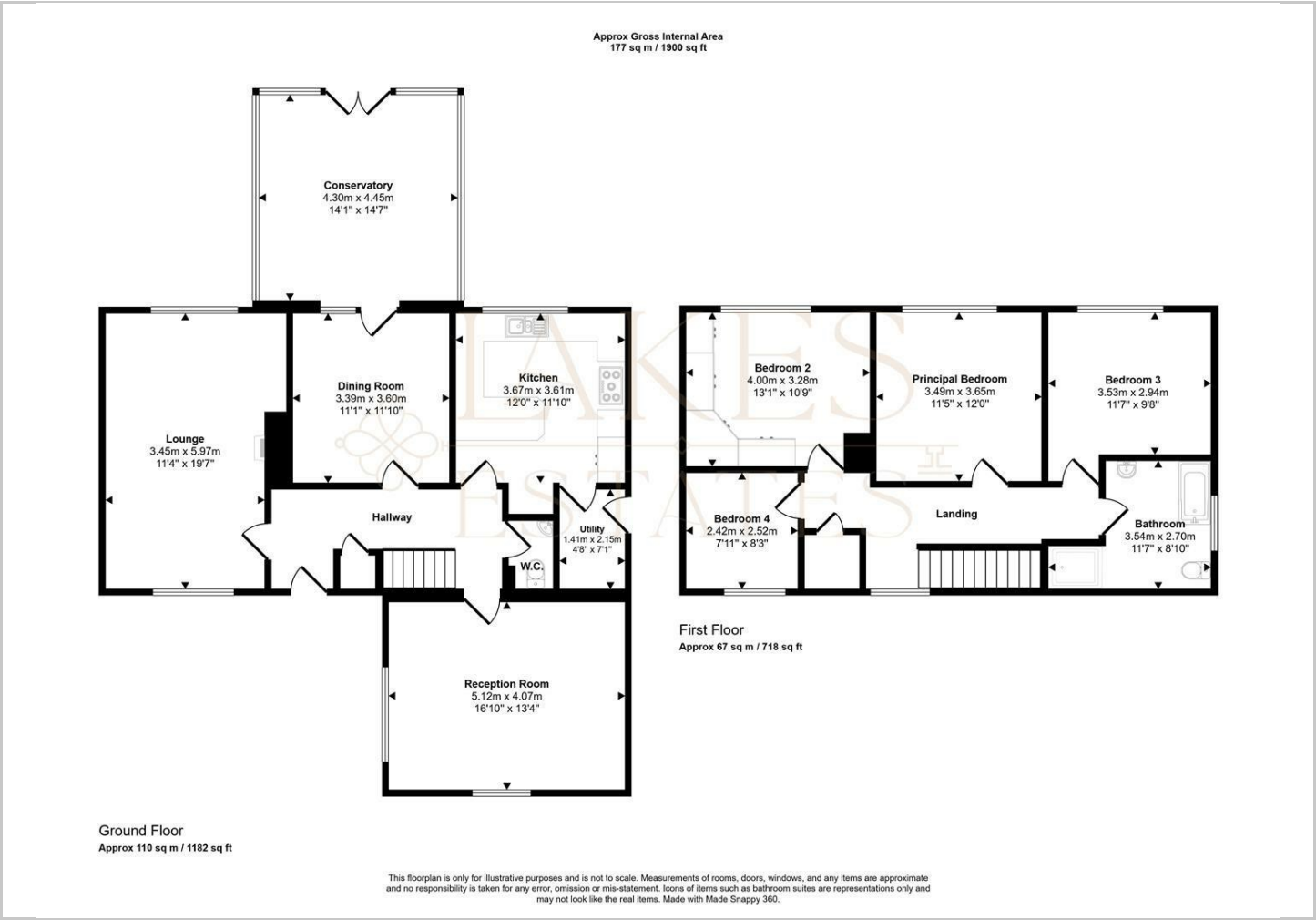
LPG powered central heating with mains electric and water being connected. Neither these services nor any boilers or radiators have been tested. Drainage is to a septic tank. Any alterations required to meet current regulations are to be the responsibility of the purchaser.

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.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

