



Brooklyn House



Brooklyn House

Stainton, Penrith, Cumbria, CA11 0EP

Summary

- Most appealing substantial Grade 11 listed Georgian period style detached house
- Elegant design with generously proportioned accommodation, fine original period features
- Superb site with beautifully mature surrounding walled gardens including stream
- Delightful setting in the centre of old Stainton village overlooking the green
- Three miles from Penrith and under four miles from Ullswater
- Five double bedrooms and two spacious bathrooms
- Living room, dining room and study
- Large dining kitchen and utility room
- Extensive range of stone-built outbuildings
- Potential residential building plot subject to planning consent



Welcome

A most appealing substantial Grade 11 listed and highly desirable Georgian period style detached house occupying a superb site with extensive beautifully mature walled gardens in a delightful setting within the centre of old Stainton village overlooking the green.

Constructed to an elegant design and subsequently skilfully extended in later years, Brooklyn House provides a truly idyllic family home with generously proportioned accommodation retaining many fine original period features and includes a range of stone-built outbuildings together with a potential residential building plot subject to all necessary consents.

Location

Situated on the fringe of the Lake District National Park only three miles west of Penrith, Stainton provides a range of local amenities including a bus service, nursery and primary school, chapel, shop, post office, public house and hotel.

Pooley Bridge is under four miles away. The famous picturesque village is an all year round tourist honey pot and provides a wide range of amenities being surrounded by a breath-taking Lakeland landscape with iconic fells, excellent local walks, cycle routes, pony rides from the local trekking centre and water sports available on Ullswater with its award winning vintage cruise steamers that sail from the Pooley Bridge pier. There are numerous shops, cafes, restaurants and public houses.

The popular market town of Penrith provides extensive amenities including a West Coast mainline railway station with London approximately three hours away, primary and secondary schools, supermarkets and a variety of locally owned and national high street shops. Recreational facilities include a leisure centre with swimming pool, golf, rugby and cricket clubs. The acclaimed Rheged Centre provides a mixture of art, food, shopping and entertainment facilities including a large screen cinema.





Living Spaces

Specifications

Living Room
16' 10" x 16' 1" (5.13m x 4.9m)

Dining Room
16' 11" x 16' 4" (5.16m x 4.98m)

Study
13' 10" x 6' 0" (4.22m x 1.83m)

Entrance Hall With exposed boarded floor, feature archway, radiator.

Inner Hall With exposed boarded floor, radiator, external door.

Cloakroom With WC, wash hand basin, heated towel rail.

Living Room Front reception room with exposed boarded floor, period marble fireplace accommodating wood burning stove, radiator.

Dining Room Front reception room with exposed boarded floor, period fireplace with tiled inlay, recessed display shelving, radiator.

Study Rear room ideal for home based working with exposed boarded floor, radiator.



Wine & Dine

Dining Kitchen A large open plan dining kitchen with fitted base and wall units including pelmet lighting, granite work surfaces, pastry work surface, breakfast bar, two Belfast sink units with mixer taps, electric Aga, integrated fridge, dish washer, ironing board, spacious dining area, exposed boarded floor, radiator, electric stove style fire on slate hearth, double doors leading to the rear garden.

Utility Room With built in cupboards, Belfast sink unit, plumbing for washing machine, oil central heating boiler, sandstone flag floor.

Specifications

Dining Kitchen
33' 3" x 14' 3" (10.13m x 4.34m)

Utility Room
11' 10" x 11' 9" (3.61m x 3.58m)





Bedrooms

Specifications

Bedroom One
16' 11" x 11' 7" (5.16m x 3.53m)

Bedroom Two
13' 1" x 11' 5" (3.99m x 3.48m)

Bedroom Three
17' 0" x 14' 0" (5.18m x 4.27m)

Bedroom Four
17' 10" x 14' 1" (5.44m x 4.29m)



First Floor approached by a wonderful period Colonial style staircase leading to a bowed galleried landing.

Upper Landing With feature archway, radiator.

Bedroom One Front double bedroom with exposed boarded floor, radiator, range of fitted bedroom furniture including wardrobes and drawers.

Bedroom Two Front double bedroom with exposed boarded floor, radiator.

Bedroom Three Front double bedroom with exposed boarded floor, radiator, built in storage cupboards.

Bathroom With windows to two elevations, WC, wash hand basin, bath with shower mixer / filler, shower cubicle, ceramic wall tiling, heated towel rail, built in cupboard. Boarded loft with retractable access ladder, electric light and power.

Rear Landing With feature archway, radiator.

Bedroom Four Rear double bedroom or sitting room with windows to two elevations, exposed boarded floor, period marble fireplace, radiator.

Master Bedroom Suite

Master Bedroom Rear double bedroom with exposed boarded floor, period marble fireplace with tiled inlay, radiator.

Ensuite Bathroom With WC, wash hand basin, bath, shower cubicle, exposed boarded floor, two heated towel rails.

Dressing Room With range of fitted shelving, open wardrobes and drawers, exposed boarded floor, radiator, access doors from the ensuite bathroom and to the landing.

Specifications
Master Bedroom
15' 10" x 14' 0" (4.83m x 4.27m)





Outside

Front gravel surfaced courtyard providing on-site parking spaces, front lawned garden with stocked and shrubbed borders and mature trees, side paved court yard garden with pond, stocked and shrubbed borders and mature trees, pedestrian entrance gate, additional side paved courtyard with stocked and shrubbed borders, three substantial sandstone built adjoining stores with electric light and power, WC with wash hand basin and heated towel rail, oil tank, extensive rear lawned garden with stocked and shrubbed borders and mature trees, paved patio, additional walled rear garden featuring a stream, stocked and shrubbed borders and mature trees, paved patios, composite area, external work surface including sink with mixer tap.

The main rear garden may have potential to provide a residential building plot subject to all necessary consents.

Important Information

Services:

Mains water, electricity and drainage. Oil central heating.

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax Band :

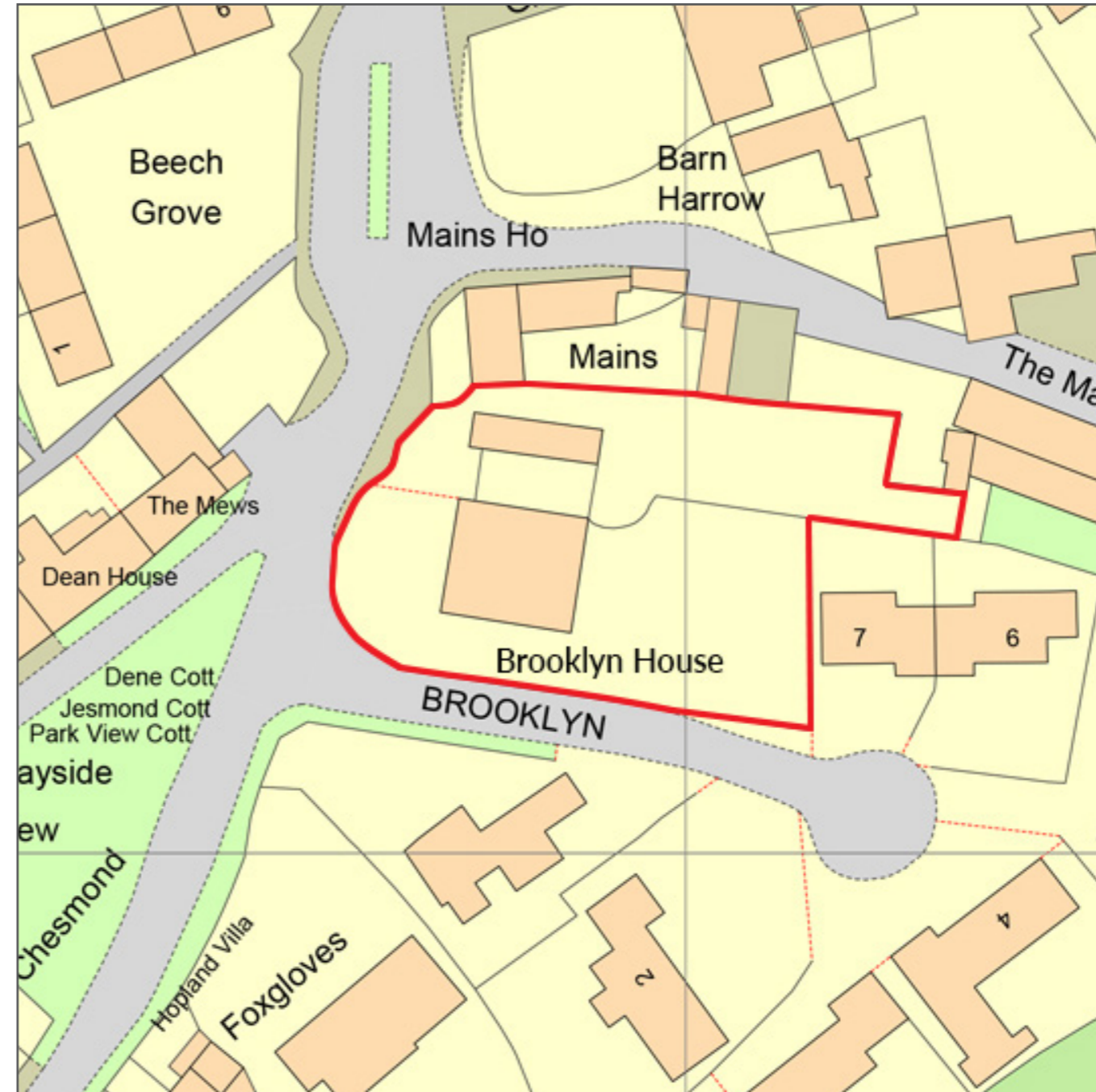
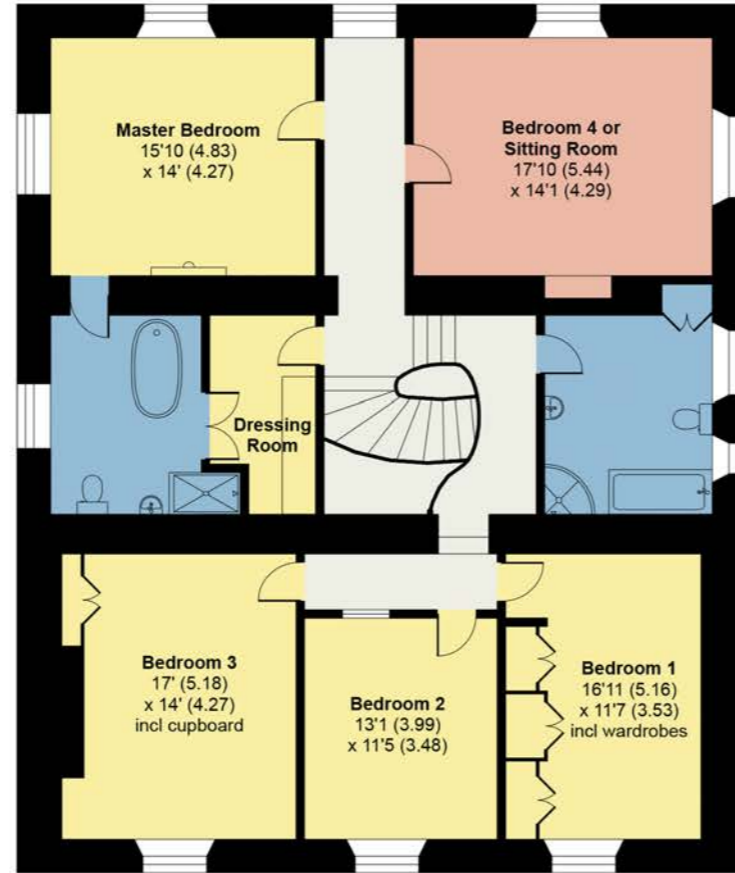
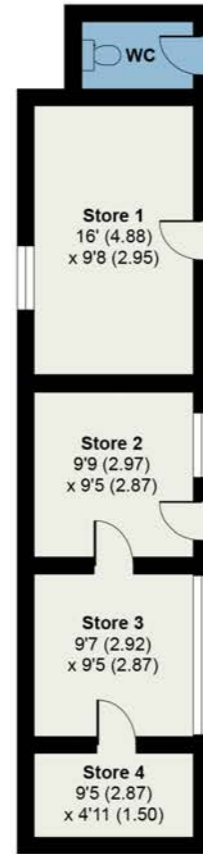
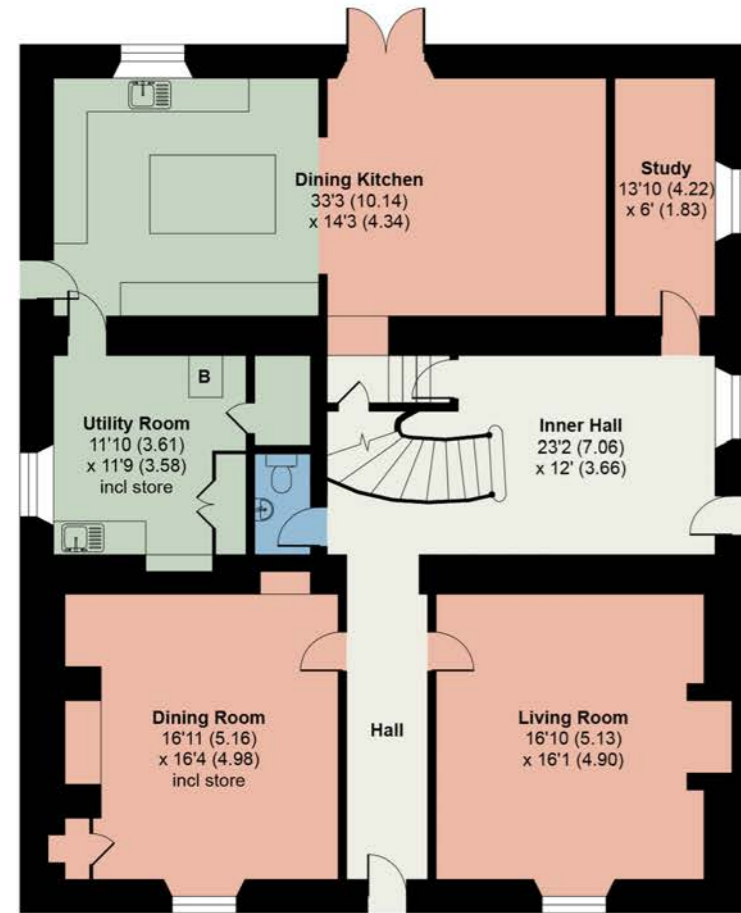
Band G.

Tenure:

Freehold.

Brooklyn House, Stainton, Penrith, CA11 0EP

Approximate Area = 3737 sq ft / 347.1 sq m
 Outbuilding = 447 sq ft / 41.5 sq m
 Total = 4184 sq ft / 388.6 sq m
 For identification only - Not to scale



Directions

Brooklyn House, Stainton, Penrith, Cumbria, CA11 0EP

From junction 40 of the M6 proceed onto the A66 towards Keswick and immediately after passing the Rheged Centre turn left where sign posted to Stainton and then turn first right. Proceed into the village and turn left at the crossroads. Brooklyn House is situated in the row of period properties on the left after passing the Brantwood Hotel.

A lush garden scene featuring a stone wall in the background with a brick sink and a silver faucet. A stream flows through the garden, surrounded by various green plants and flowers. The garden is well-maintained and vibrant.

**HACKNEY
& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Penrith office:

Call us on 01768 593593
penrithsales@hackney-leigh.co.uk
6-8 Corn Market Penrith CA11 7DA

www.hackney-leigh.co.uk

Caring about you and your property