



Lamonby

£450,000

3 Hill Top, Lamonby, Penrith, Cumbria, CA11 9SS

Nestled amidst the serene embrace of the countryside, this delightful detached bungalow offers a harmonious blend of comfort and picturesque vistas. Spread across a single floor, this home is designed for ease and convenience. This charming bungalow is more than just a home; It's a lifestyle choice, offering a unique opportunity to live amidst nature while enjoying modern comforts. Situated on a no-through road, this home promises peace and privacy, with the added benefit of being situated on an adopted highway road. The surrounding countryside is a picturesque backdrop with views of Dumfries & Galloway and of the Pennines in the distance, allowing you to embrace the tranquillity, cherish nature and make this countryside retreat your own. Externally there is a large garden, driveway for ample parking and single garage.

Spacious dining kitchen
Living room with multi fuel burner
Large conservatory
Peaceful countryside location
Rural village setting
Stunning views
Large gardens
Driveway for ample parking
Single garage
Broadband - Superfast available



4

1

3



E



Superfast
available



Garage
& Driveway Parking



Dining Kitchen



Conservatory



Dining Kitchen



Living Room

As you step inside, you'll immediately appreciate the thoughtful layout, with all rooms conveniently leading off the hallway. Practicality is at the forefront here, with two storage cupboards providing ample space. Every detail in this home has been carefully considered to offer both style and functionality. The hallway's understated elegance is complemented by neutral tones, allowing you to personalise the space with your own decorative touches.

The heart of the home is the inviting spacious dining kitchen, a space that effortlessly caters to both everyday meals and special occasions. Integrated electric hob, double oven and extractor. Integrated dishwasher. Sink with hot and cold taps. Wooden effect worktops with cream coloured wall and base units. Part tiled with vinyl flooring. Double glazed window to rear aspect, with access into the utility room. The dining area provides access to the living room, hallway and conservatory. Sliding doors open into a spacious conservatory, a sunlit haven that invites the beauty of the outdoors in with patio doors leading onto the patio. Whether you're enjoying a morning coffee or an evening read, the conservatory offers uninterrupted views of the rear garden, surrounding countryside, and extending to the distant Pennines. Whether used as a sunroom, play area, or additional living space, the conservatory is a true highlight of this home. Laminate flooring. Adjacent to the fitted kitchen, is the utility room providing availability for a fridge/ freezer, washing machine and tumble dryer. Wooden effect worktop with white coloured wall units. The boiler is located here. Vinyl flooring. Access to rear aspect. Leading into the cosy living room from the dining kitchen, where a multi log burner creates a warm and welcoming atmosphere, perfect for unwinding after a day exploring the surrounding countryside. Double glazed window to front aspect providing countryside views. Carpet flooring.

Bedroom 1 is a double bedroom with fitted wardrobes. Double glazed window to rear aspect. Carpet flooring. Bedroom 2 is a double bedroom with storage cupboard. Double glazed to rear aspect. Carpet flooring. Bedroom 3 is a good sized single bedroom, that the current owners use as a home office/ study. Double glazed window to side aspect. Carpet flooring. Bedroom 4 is a single bedroom. Double glazed window to front aspect. Carpet flooring. Three piece bathroom with shower over bath, WC, vanity unit and basin with mixer taps. Heated towel rail. Double glazed window to front aspect. Fully tiled with vinyl flooring. There is also a cloakroom WC for added convenience.

Outside, the property is enveloped by nature's splendour, offering a tranquil setting that is both private and inspiring. The expansive outdoor space is or for simply soaking in the stunning landscapes that change with the seasons. The large rear garden includes wooden fence boundary, grassed area, trees of various sizes, shrubbery, wildlife pond, patio and vegetable patch, with red squirrels visiting the garden. The front garden with stone wall boundary, features grassed area, trees and shrubbery with countryside and views of the majestic Scottish Fells of Dumfries and Galloway in the distance. Driveway for ample parking, with access to the single garage. Note. The property sits on an adopted highway.

Lamonby is an agricultural hamlet in the county of Cumbria and is surrounded with beautiful countryside and within easy reach of the Lake District National Park. The village is conveniently placed for access to Carlisle and Penrith, which is approximately a 15 minutes' drive away, while bustling Keswick can be accessed within approximately 25 minutes. The property sits in the catchment area for Skelton County Primary School.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Dining Kitchen room 24' 1" x 11' 11" (7.34m x 3.63m)

Living Room 12' 11" x 11' 6" (3.94m x 3.51m)



Dining Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Conservatory 12' 6" x 10' 7" (3.81m x 3.23m)

Utility Room 9' 10" x 5' 10" (3m x 1.78m)

Bedroom One 12' 2" x 9' 9" (3.71m x 2.97m)

Bedroom Two 11' 11" x 8' 11" (3.63m x 2.72m)

Bedroom Three 9' 9" x 8' 2" (2.97m x 2.49m)

Bedroom Four 8' 11" x 8' 2" (2.72m x 2.49m)

Bathroom

Cloakroom WC

Garage 16' 11" x 9' 1" (5.16m x 2.77m)

Property Information

Tenure

Freehold

Council Tax

Westmorland & Furness Council

Band D

Services and Utilities

Mains electricity and mains water. Oil central heating. Septic tank drainage. The septic tank is shared with 2 Hill Top.

Energy Performance Rating

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

Broadband Speed

Superfast available

Agent's Notes

We have been advised that the solar panels heat the water at the property.

Directions

At the Catterlen Interchange at Junction 41 on M6 motorway, take the 2nd exit and stay on B5305 for approximately 6 miles, turning left at the signpost for Lamonby. At the crossroads, drive along the no through road. At the very end of this road, turn right. The property will be on the left hand side.

What3words Location

///automate.inflation.outline

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£450,000

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Front Aspect



Rear Garden



Rear Garden



Rear Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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Approximate Area = 1316 sq ft / 122.2 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1469 sq ft / 136.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh REF: 1211345

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