



Lazonby

£550,000

5 Blossom Hill, Lazonby, Penrith, Cumbria, CA10 1ET

Welcome to a truly exceptional home in the picturesque Eden Valley village of Lazonby. This beautifully presented home offers a harmonious blend of style, comfort, and stunning countryside views. Spread across three thoughtfully designed floors, providing the flexibility to evolve with you, while offering an abundance of space and modern comforts for the discerning homeowner. Located in an exclusive development of only five detached properties built by the well-respected local builder, Willan Homes, its prime location offer the perfect blend of rural tranquillity and modern living.

The ground floor is designed for practicality and convenience, featuring a large utility room that caters to all your household needs. Availability for a washing machine and tumble dryer. Cream speckle coloured worktops with ample light grey coloured wall and base units. Stainless steel sink, partial splashback with laminate flooring. From the entrance hall, you have direct access to the integral garage, providing secure parking and additional storage space. The boiler is located here.

As you ascend the stairs to the first floor, you are greeted by a welcoming carpeted hall. This space offers access to the side aspect of the property and features a large storage cupboard, perfect for keeping your home organised and clutter-free. Carpeted stairs lead you gracefully to the second floor, adding a touch of warmth and comfort.

Quick Overview

4 Bedroom detached house

Exclusive development in the Lazonby village

Presented over 3 floors

Turn key condition

Modern fitted kitchen/ dining room

Home office/ 5th bedroom

Gardens & countryside views

Driveway

Garage

Superfast Broadband available



4



3



1



C



Superfast
available



Driveway &
Garage

Property Reference: P0433



Dining Kitchen



Dining Kitchen



Living Room



Front Aspect

On your left hand side, the heart of the home awaits, with French doors leading into the expansive dining kitchen which is a culinary haven, equipped with modern appliances and ample workspace. Bi-fold doors open onto the rear aspect, seamlessly connecting indoor and outdoor living while offering breathtaking views of the surrounding countryside. This space is perfect for entertaining guests or enjoying family meals with a view. Featuring integrated electric Induction hob, double ovens with remote controlled extractor fan and light. Integrated Induction microwave and dishwasher. Sink with hot mixer taps. White speckle coloured quartz worktop with grey coloured wall and base units. Double glazed window to side aspect with patio doors to rear aspect, seamlessly blending indoor and outdoor living. Partial splashback with laminate flooring.

Opposite the dining kitchen, the spacious living room awaits with log burner and hearth as the focal point of this room. This space is bathed in natural light with two double glazed windows to side aspect and two double glazed windows to front aspect, providing views of the Pennines in the distance, creating a warm and inviting atmosphere. Carpet flooring.

Also on this floor, you'll find a versatile double bedroom with fitted wardrobes currently utilised as a home office, featuring a convenient Jack and Jill bathroom, making it ideal for guests or as a private retreat. Double glazed window to rear aspect, providing views of the rolling countryside. Carpet flooring. Three piece Jack and Jill En-suite boasts shower with waterfall feature, WC and basin with mixer taps. Heated towel rail. Double glazed window to side aspect. Part tiled with tiled flooring. Access into hall and bedroom/ home office.

Venture upstairs to the second floor, you'll find generously proportioned bedrooms, each offering ample storage and comfort. Bedroom 1 is a true retreat, featuring En- suite and high ceiling that enhances the sense of space and grandeur. Fitted wardrobes provide ample storage, ensuring a clutter-free environment. Double glazed window to front aspect, providing views of the Pennines in the distance. Carpet flooring. Three piece En- suite with shower with waterfall feature, WC and basin with mixer taps. Heated towel rail. Double glazed Velux window. Part tiled with tiled flooring. Bedroom 2 is a generously sized double bedroom, thoughtfully designed with fitted wardrobes to maximise space and functionality. This room offers a tranquil setting, ideal for restful nights and peaceful mornings. Double glazed window to rear and side aspect. Carpet flooring. Bedroom 3 offers another large double bedroom with double glazed window to rear aspect, captivating countryside views. Wake up to the beauty of nature every day, as this room provides a picturesque outlook that soothes the soul. Carpet flooring. Spacious four piece family bathroom with bath, shower with waterfall feature, WC and basin with mixer taps. Heated towel rail. Double glazed Velux window. Fully tiled with tiled flooring.

Outside, the home boasts low maintenance front garden with stone wall and railing boundary, chipped stones, shrubbery and trees of various sizes. Driveway for ample parking. The property also has CCTV and garage with electrics and fob access. The rear garden, complete with wooden fence boundary, log store, grassed lawn, water fountain feature, shrubbery, chipped stones and trees of various sizes. The patio is ideal for alfresco dining, summer barbeques or simply unwinding amidst nature with your morning coffee. The garden shed stores the Air Source Heat Pump.

Located approximately seven miles from Penrith and fifteen miles from Carlisle, the Eden Valley village of Lazonby nestles in beautiful countryside and provides a range of local amenities including a primary school, church, village hall, public house, railway station, open air swimming pool, Cooperative food store and post office.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Utility Room 12' 9" x 9' 5" (3.89m x 2.87m)

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Dining Kitchen



Living Room



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Garage 19' 7" x 10' 10" (5.97m x 3.3m)

First Floor

Dining Kitchen 20' 0" x 16' 3" (6.1m x 4.95m)

Living Room 22' 3" x 16' 7" (6.78m x 5.05m)

Bedroom 4 13' 4" x 11' 0" (4.06m x 3.35m)

Jack and Jill En- Suite

Second Floor

Bedroom One 19' 0" x 13' 2" (5.79m x 4.01m)

En- suite

Bedroom Two 16' 1" x 12' 8" (4.9m x 3.86m)

Bedroom Three 14' 7" x 10' 11" (4.44m x 3.33m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band E

Westmorland and Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Air Source Pump heating
We have been advised the ground floor and first floor have underfloor heating

Energy Performance Certificate

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

Broadband Speed

Superfast available

Directions

From Penrith, head south-west on Corn Market/ A592 towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the next roundabout, take the 2nd exit onto Brunswick Road/ A592. Brunswick Road/ A592 turns left and becomes Duke Street/ A6. Turn right onto Salkeld Road, turning left and right onto B6413. At the village hall, take the left hand road and follow the road. The property will be on the left hand side.

What3words Location

///bolsters.waged.exact

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£550,000

Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



En-suite



Garden



Garden

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Meet the Team

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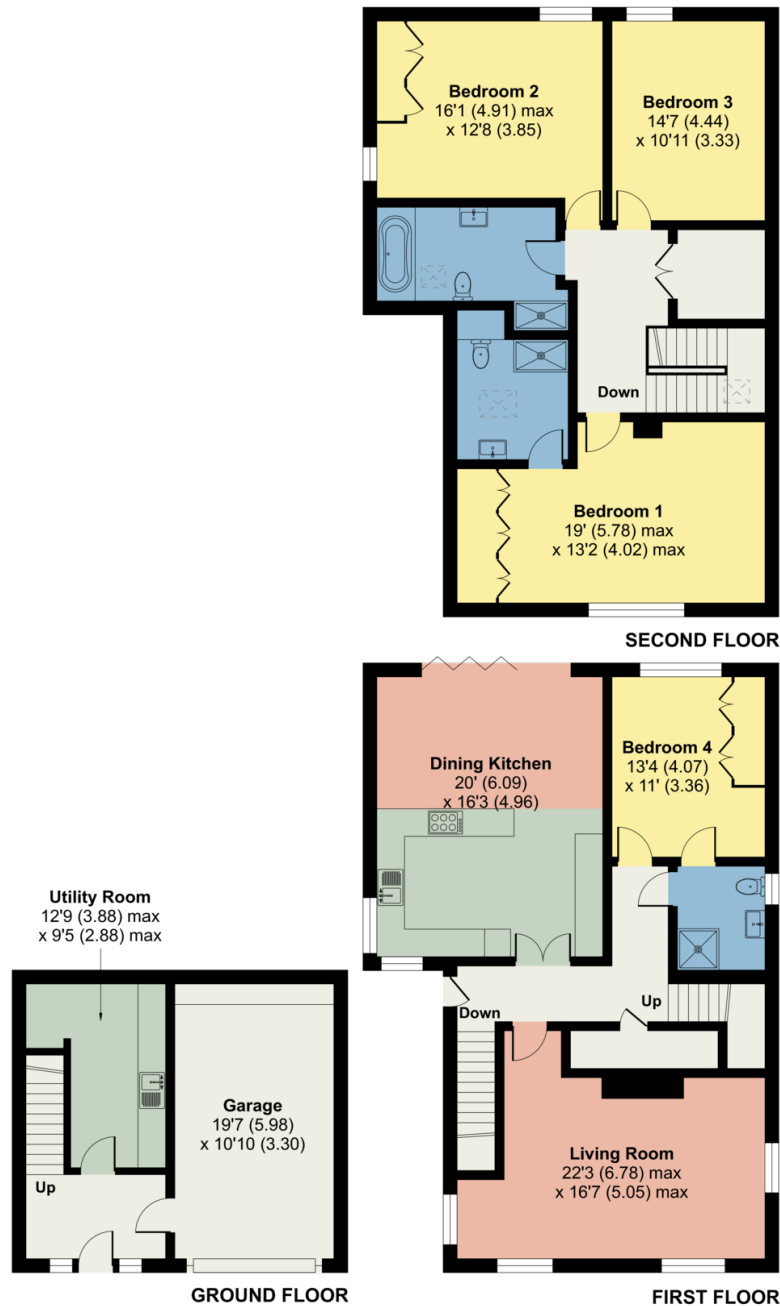
Blossom Hill, Penrith, CA10 1ET

Approximate Area = 2243 sq ft / 208.4 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 2465 sq ft / 229 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: 1277018

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