



Hackthorpe

£530,000

The Haven, Former Police House, Hackthorpe, Penrith, Cumbria, CA10 2HT

Set back from the road in beautifully landscaped gardens, this impressive detached home offers a private sanctuary with the perfect blend of style, space, and breathtaking views of the Pennines in the distance. The home offers a wealth of features, including a modern kitchen/ breakfast room, spacious living room, formal dining room, conservatory and home office. As you approach, you'll be greeted by a generous driveway capable of accommodating multiple vehicles, alongside a garage and workshop for all your storage and hobby needs. A unique feature of this property is the static caravan, offering additional accommodation.

Stepping into the entrance hall, you're immediately drawn into a world of warmth and style, inviting you to explore. The modern fitted kitchen/ breakfast room complete with a central island and bi-fold doors that open to the expansive garden, seamlessly blending indoor and outdoor living. Featuring integrated Induction electric hob, double oven and extractor and integrated fridge/ freezer. Stainless steel sink with hot and cold taps. White sparkle coloured worktops with duck egg and mint green coloured wall and base units. Splashback with laminate flooring. Double glazed window to rear aspect. The living room, with log burner promises cosy evenings by the fire on those chilly evenings, seamlessly flows into the conservatory, a sun-drenched haven with panoramic views of the lush garden beyond. Imagine enjoying your morning coffee here surrounded by nature's beauty or unwinding with a good book as the sun sets. Double glazed patio doors with laminate flooring.

Quick Overview

4 Bedroom detached house
Modern fitted kitchen/ breakfast room
& bi-fold doors
Living room, dining room &
conservatory
Home office
Idyllic village location
Large gardens & views of Pennines
Garage, driveway & workshop
Superfast broadband available



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Superfast
available



Garage &
Driveway

Property Reference: P0445



Kitchen/ Breakfast Room



Dining Room



Living Room



Aerial View

The formal dining room is a true delight, featuring an open fire and a classic surround, setting the stage for memorable dinners with family and friends. Carpet flooring. Double glazed window to rear aspect. On the ground floor, you'll find Bedroom 4, a large double bedroom boasting its own kitchenette area with basin, worktop, wall and base units, while providing availability for a fridge. This arrangement is perfect for those seeking single-level living or accommodating guests with ease. Carpet flooring. Double glazed window to side aspect with double glazed door to rear aspect. Four piece En- suite, complete with free standing bath, walk in shower, WC and basin with vanity unit. Heated towel rail. Double glazed window to front aspect. Part tiled with tiled flooring.

Venture upstairs to find 3 bedrooms, home office and shower room. Bedroom 1 is a generously sized double bedroom complete with fitted wardrobes and En- suite, providing a sanctuary of relaxation and convenience. Carpet flooring with double glazed window to rear aspect. Stunning 5 piece En- suite featuring, free standing bath, corner shower, WC, twin basin and vanity unit. Heated towel rail. Part tiled with laminate flooring. Additionally, there is an exposed wooden beam, storage cupboard and fitted wardrobes. Two double glazed Velux windows to rear aspect. Bedroom 2 is also a generous double bedroom with mirrored wardrobes that enhance the sense of space and light. Carpet flooring. Double glazed window to rear aspect. Bedroom 3 is a large single bedroom with fitted mirrored wardrobes, eaves storage and basin. Carpet flooring. Two double glazed windows invite streams of natural light to dance across the room. Access to Bedroom 3 is from the home office. Carpet flooring. Double glazed window to front aspect allowing you to enjoy the stunning surroundings. Three piece shower room with corner shower, WC and basin. Partial splashback, part tiled with tiled flooring. Double glazed window to front aspect.

The rear garden includes a large pond with waterfall, trees of various sizes, grassed lawn, decked patio and pergola, perfect for al fresco dining while enjoying nature's tranquillity. Wooden fence boundary. The hot tub is included in the sale. Externally there is a store, workshop and static caravan that could be utilised for additional living space. Driveway for ample parking and garage with utility space. The front garden comprises of, stone wall and wooden fence boundary. Grassed lawn, trees of various sizes and shrubbery. Monoblock driveway for ample parking with views of the rolling countryside and the Pennines in the distance.

Hackthorpe village offers a primary school, public house, village hall and newly built children's play area. For dog walking, there is the Paddock, or the walk to the village of Helton. Lowther Park Country Estate, offers walking & cycling routes. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Utility Room 11' 0" x 8' 8" (3.35m x 2.64m)

Kitchen/ breakfast room 15' 3" x 11' 3" (4.65m x 3.43m)

Living Room 15' 9" x 11' 1" (4.8m x 3.38m)

Conservatory 12' 3" x 9' 11" (3.73m x 3.02m)

Dining Room 13' 6" x 11' 7" (4.11m x 3.53m)

Bedroom Four 15' 2" x 11' 3" (4.62m x 3.43m)

En-suite

Downstairs WC

First Floor

Bedroom One 13' 7" x 11' 6" (4.14m x 3.51m)



Kitchen/ Breakfast Room



Conservatory



Bedroom One



Bedroom One En-suite



Bedroom Two



Bedroom Three

En-suite

Bedroom Two 12' 3" x 10' 5" (3.73m x 3.18m)

Bedroom Three 13' 7" x 11' 4" (4.14m x 3.45m)

Office 10' 2" x 8' 5" (3.1m x 2.57m)

Shower Room

Outside

Store 12' 3" x 10' 6" (3.73m x 3.2m)

Workshop 13' 3" x 12' 3" (4.04m x 3.73m)

Garage/ Utility Room 15' 8" x 9' 0" (4.78m x 2.74m)

Property Information

Tenure

Freehold

Council Tax

Band C. Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Air Source heat pump heating

Solar Panels

We have been advised the solar panels generate electricity. For more information contact the office

Agents Notes

We have been advised no separate dwelling can be built on the land

Energy Performance Certificate (EPC) Rating

Band E.

Broadband Speed

Superfast available

Directions

From Penrith at Kemplay Bank Roundabout, take the 4th exit onto Kemplay Bank/ A6. Follow the road through the village of Clifton onto Hackthorpe village. Drive past the new development of properties on your right hand side. The property is on the right hand side

What3words Location

///shoulders.pancakes.uptake

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£530,000

Anti-Money Laundering (AML) Regulations

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Bedroom Four



Bedroom Four En-suite



Garden



Aerial View

Request a Viewing Online or Call 01768 593593

Meet the Team

Jill Connon

Branch Manager & Property Valuer

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Pauline Lewington

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



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Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

The Haven, Hackthorpe, Penrith, CA10 2HT

Approximate Area = 2098 sq ft / 194.9 sq m

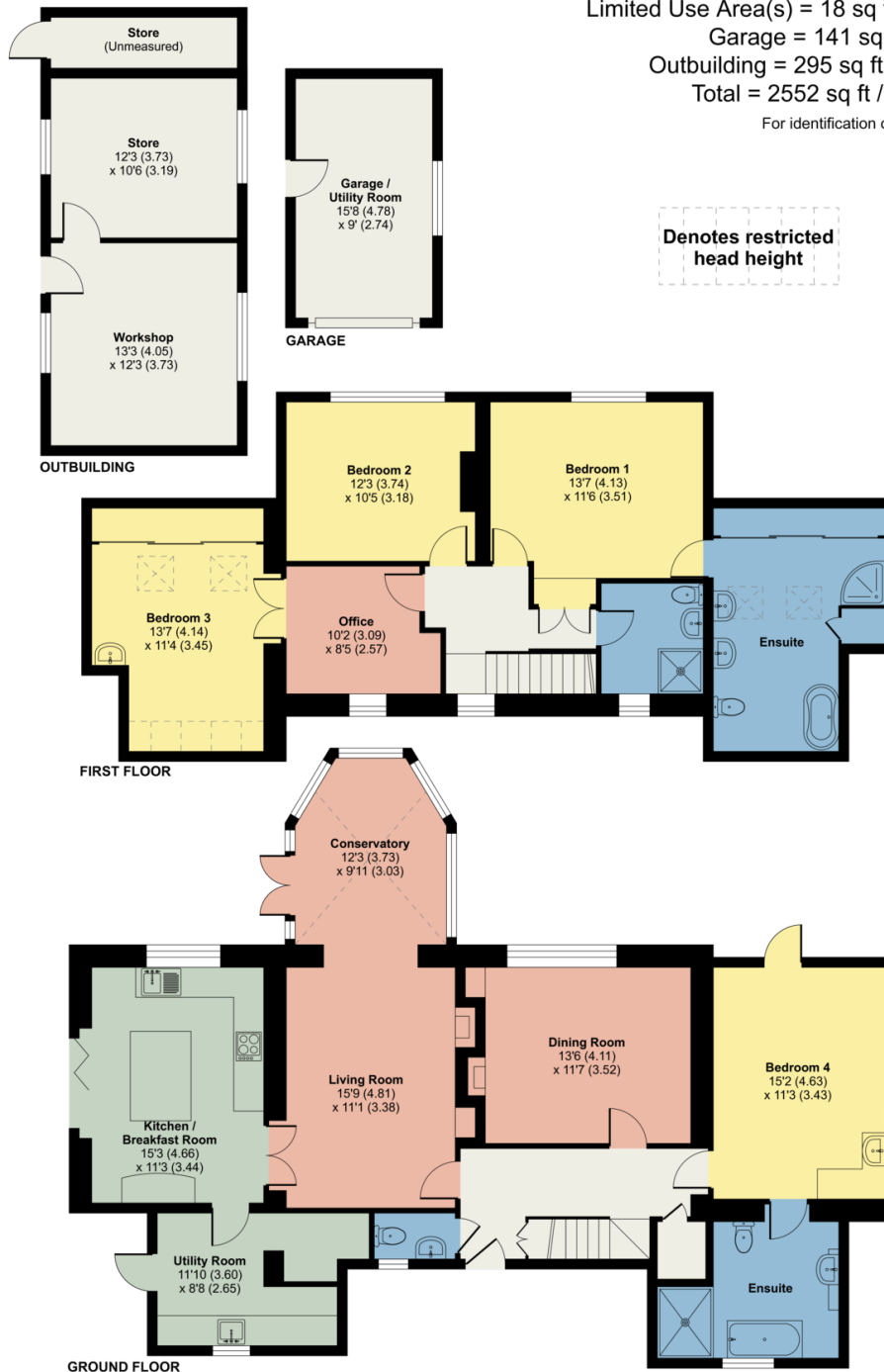
Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 141 sq ft / 13 sq m

Outbuilding = 295 sq ft / 27.4 sq m

Total = 2552 sq ft / 236.9 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: 1287464

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