



Stainton

£725,000

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

Step into your future and let us welcome you to your dream home. From the moment you arrive, this exceptional home's kerb appeal is captivating, setting the tone for what lies within, inviting you to explore further. This home offers an exceptional living experience with its thoughtfully designed interiors, effortlessly combining comfort and style in perfect harmony. With a blend of sophistication, functionality, and warmth, it's ready for its new owners to move in, with the added benefit of no onward chain. Located on the fringe of the picturesque Lake District, enjoy the natural beauty of the lakes and fells with outdoor adventures right on your doorstep, while still being within easy reach of local amenities.

Step into the impressive entrance hall, where the ceiling soars above, creating a sense of grandeur and space. This welcoming area provides a glimpse of the home's stylish interior. Tiled flooring with carpeted stairs that lead to the upper floor. An understairs cupboard provides additional storage. To your left is the home office/ study, ideal for those working from home or for quiet reflection. Double glazed window to front aspect with carpet flooring. Leading from the hallway, through elegant French doors is the expansive living room, perfect for entertaining family or guests. The room is bathed in natural light, thanks to a double glazed window and patio doors that open onto a delightful patio area, allowing for al fresco dining. Tucked discreetly behind the TV, a wood burner adds a cosy touch perfect for those chilly evenings. Carpet flooring.

Quick Overview

4 Bedroom detached home

Impressive entrance hall

Spacious kitchen/ dining room & island

breakfast bar

No onward chain

Solar panels

Ground floor underfloor heating

Driveway for ample parking

Double garage

Ultrafast Broadband available



4



3



2



B



Ultrafast
available



Driveway

Property Reference: P0461



Entrance Hall



Kitchen/ Dining Room



Living Room



Study

Another set of French doors lead you into the spectacular kitchen/ dining room, which truly is the heart of the home. This culinary haven is equipped with a central island and breakfast bar, providing ample space for casual dining and socialising. The kitchen's modern design make it a dream for any cooking enthusiast, while the open layout ensures it's a hub of activity and connection. Featuring integrated electric Induction hob, double oven and extractor. Integrated microwave and dishwasher, with availability for a free standing fridge/ freezer. Stainless steel sink with hot and cold taps. Double glazed window to rear aspect. Part tiled with tiled flooring. We have been advised the worktop is of quartz, however this has not been verified. There is also a practical utility room with availability for a washing machine and tumble dryer. Stainless steel sink. This space offers additional storage and provides access to the side of the property enhancing the home's functionality. Double glazed window to front aspect. Tiled flooring.

There is also a downstairs three piece shower room for additional convenience comprising of, shower, WC and basin with mixer taps. Heated towel rail and storage cupboard. Fully tiled. We have been advised the internal doors are of solid oak, however this has not been verified.

Venture upstairs to find 4 bedrooms, each designed to offer comfort and privacy and family bathroom. The gallery offers a unique vantage point, allowing you to gaze down upon the entrance hall, making a grand impression on guests. Bedroom 1 is impressive double bedroom with two sets of fitted wardrobes providing ample storage space for your personal treasures and En- suite. The sheer size of this room allows for a multitude of layout options, ensuring it can be tailored to your personal taste and needs. Double glazed window to rear aspect with carpet flooring. The four piece En-suite bathroom adds a touch of luxury, offering convenience and privacy with its modern fittings and elegant design. Double shower, bath with hot and cold taps, WC and basin with mixer taps. Heated towel rail. Double glazed Velux window to front aspect. Part tiled with carpet flooring. Bedroom 2 is a large double bedroom with 2 Velux windows to rear aspect, with carpet flooring. This room is currently being used as a walk-in wardrobe by the current owners. Bedroom 3 is a double bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 4, also a double bedroom with double glazed window to front aspect. Carpet flooring. Four piece family bathroom comprising of, shower, bath with hot and cold taps, WC and basin with mixer taps. Heated towel rail. Double glazed Velux window to front aspect. Part tiled with carpet flooring.

Outside, the rear garden is enclosed by a wooden fence, although the boundary sits down a gentle slope, ensuring privacy while maintaining an open feel, perfect for keeping pets safe. Grassed lawn, shrubbery and trees. The large patio area invites you to enjoy al fresco dining or simply relax with a good book, surrounded by the tranquillity of your own outdoor haven. The front garden, complete with wooden fence and stone wall boundary is adorned with lush grass, shrubs and trees that creates a picturesque setting. Monoblock driveway for ample parking, with double garage with fob access adding a touch of modern luxury to everyday living.

Stainton village is situated on the fringe of the Lake District National Park approximately 3 miles west of Penrith, approximately 3 miles from Lake Ullswater and approximately 14 miles from Keswick. The village provides a range of local amenities including bus service, primary school, church, post office, public house, hotel and village hall. Penrith offers ample shops, supermarkets and restaurants. 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

Home Office/study 12' 1" x 8' 11" (3.68m x 2.72m)

Living Room 26' 3" x 18' 11" (8m x 5.77m)

Kitchen/ dining Room 27' 7" x 13' 0" (8.41m x 3.96m)



Kitchen/ Dining Room



Living Room



Bedroom One



En-suite



Bedroom Two



Bedroom Three

Utility Room 12' 1" x 8' 10" (3.68m x 2.69m)

Shower Room

First Floor

Bedroom One 18' 9" x 13' 0" (5.72m x 3.96m)

En- suite

Bedroom Two 14' 4" x 12' 9" (4.37m x 3.89m)

Bedroom Three 13' 0" x 10' 2" (3.96m x 3.1m)

Bedroom Four 13' 5" x 13' 0" (4.09m x 3.96m)

Bathroom

Outside

Double Garage 19' 7" x 18' 10" (5.97m x 5.74m)

Property Information

Tenure

Freehold

Council Tax

Band F

Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Oil fired heating. Ground floor benefits underfloor heating

Solar Panels

We have been advised that the solar panels have a FIT tariff and the vendor receives quarterly payments.

EPC

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

Broadband Speed

Ultrafast available

Directions

From Penrith at Skirsgill Interchange, take the 3rd exit onto A66. At the roundabout, take the 3rd exit and stay on A66. Turn left, signposted for Stainton, and take the first left. Follow the road down. Property is on the right hand side, located close to the bus stop

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£725,000

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).



Garden



Aerial View



Rear Aspect and Garden



Rear Aspect

Request a Viewing Online or Call 01768 593593

Meet the Team

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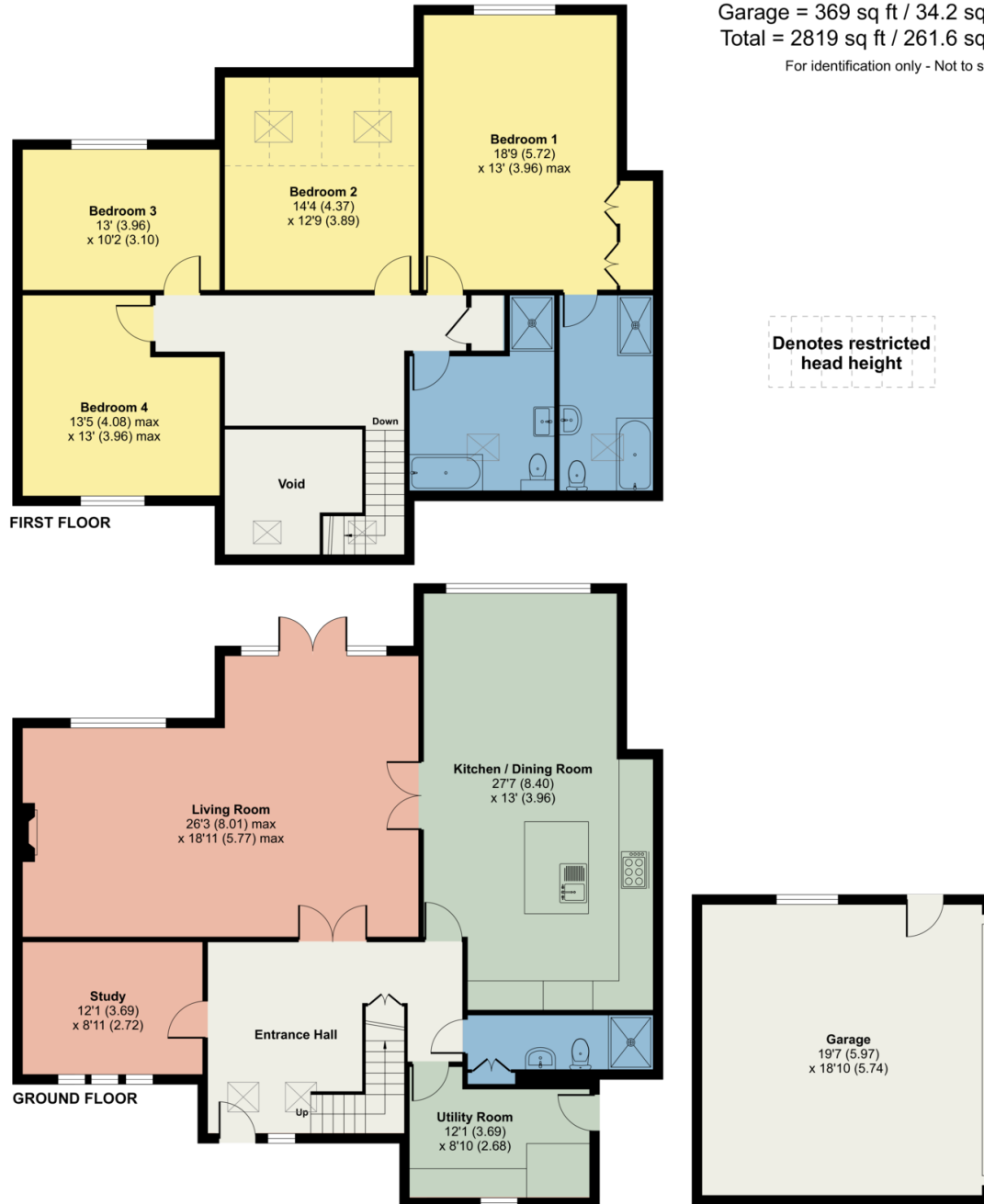
Approximate Area = 2370 sq ft / 220 sq m

Limited Use Area(s) = 80 sq ft / 7.4 sq m

Garage = 369 sq ft / 34.2 sq m

Total = 2819 sq ft / 261.6 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: 1312252

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