



Stainton

£310,000

5 Horseshoe Yard, Stainton, Penrith, Cumbria, CA11 0FR

Be ready to view and fall in love with this stunning, brand-new end terrace bungalow that combines modern elegance with practical living. Located in a tranquil location, on an exclusive development of 10 bungalows, this home offers the best of both worlds – a peaceful retreat with the convenience of nearby amenities. With high ceilings throughout, the bungalow exudes a sense of space and light, enhancing the overall living experience. Solar panels add an eco-friendly touch, reducing energy costs and promoting sustainable living. A beautiful communal area offers a chance to connect with neighbours and enjoy the peaceful surroundings. With the added benefit of no onward chain, this home is truly ready to move into, offering a hassle-free transition to your new home.

Step inside to be greeted by the airy ambience created by high ceilings throughout, enhancing the sense of space and light. The inviting entrance hall welcomes you and provides access to all rooms in the home. The cleverly designed cupboard houses the boiler, ensuring a neat and tidy space. Laminate flooring.

Quick Overview

- 2 Bedroom end terrace bungalow
- New build property
- Ready to move into
- Spacious living throughout
- Village location on outskirts of Lake District
- Solar panels
- No chain
- Garden & communal garden
- Allocated parking & ample visitor parking
- Broadband available



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TBC



Broadband
available



Allocated
Parking

Property Reference: P0464



Entrance Hall



Kitchen



Living Room



Kitchen/ Living Room

The entrance hall guides you seamlessly into the spacious living room, perfect for relaxation and entertaining. The room's highlight is the double glazed sliding doors that lead directly onto a rear patio, offering an ideal spot for outdoor dining or simply soaking up the sun in your own serene retreat. Laminate flooring. The living room flows effortlessly into the open-plan fitted kitchen, creating a harmonious space that is both functional and stylish. The kitchen is equipped with modern appliances and ample storage making it a delight for any home chef, while the open layout ensures you can cook and entertain simultaneously keeping you connected with family and guests. Featuring integrated Lamona 4 ring electric hob, double oven and extractor. Integrated dishwasher, fridge/ freezer and washing machine. Sink with hot and cold taps. Pale grey coloured worktops with cream coloured wall and base units. Double glazed window to side aspect. Part tiled with laminate flooring.

The bungalow offers 2 bedrooms, each offering a comfortable retreat for rest and relaxation. Bedroom 1 is a generously sized double bedroom with double glazed window to rear aspect. Laminate flooring. Bedroom 2 is a large double bedroom with double glazed window to front aspect. Laminate flooring. The stylish four piece bathroom features contemporary fittings and fixtures, ensuring a luxurious start to your day. Comprising of, shower with waterfall feature, bath with hot and cold taps, vanity unit with WC and basin. Heated towel rail. Double glazed window to rear aspect. Partial splashback with tiled flooring.

Outside, the rear garden unveils a large patio area, perfect for al fresco dining and entertaining, while the tiered design enhances the garden's visual interest and usability. Imagine enjoying summer evenings with friends and family in this inviting outdoor space. The garden is enclosed by a combination of wooden and wire fencing, offering both privacy and an open feel. A small grass section to the side aspect adds a touch of greenery. At the front of the bungalows, a charming communal area awaits, featuring a pergola, grassed lawn and chipped stones that add character and style. Various seating areas invite you to relax with a good book or engage in friendly conversations with neighbours, fostering a sense of community and belonging. Practicality is not overlooked, with a dedicated parking space and ample visitor spaces ensuring convenience for you and your guests.

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

Kitchen 13' 0" x 11' 6" (3.96m x 3.51m)

Living Room 16' 11" x 13' 0" (5.16m x 3.96m)

Bedroom One 17' 9" x 12' 10" (5.41m x 3.91m)

Bedroom Two 12' 11" x 10' 10" (3.94m x 3.3m)

Bathroom

Outside

Store

Property Information

Tenure

Freehold

Planning Application

Westmorland and Furness Council

Ref 18/0585

Construction Details

Timber frame property

Radon Gas

We have been advised Radon Gas protection with outlets have been fitted

Council Tax

To be confirmed with Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Electric heating

Management Fees

We have been advised this amount will be agreed by all vendors and the Management company has been set up through Arnison solicitors

Solar Panels

We have been advised the solar panels are 4.5KW with a 5KW battery

EPC

To be continued

Broadband

Broadband 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 left hand side, located close to the bus stop

What3words Location

///volume.barrel.jacuzzi

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£310,000

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Bedroom One



Bedroom Two



Bathroom



Rear Aspect

Horseshoe Yard, Stainton, Penrith, CA11 0FR

Approximate Area = 929 sq ft / 86.3 sq m

Store = 6 sq ft / 0.5 sq m

Total = 935 sq ft / 86.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2025. Produced for Hackney & Leigh. REF: 1314462

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