



Stainton

£330,000

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

Embrace modern living in this stunning, newly built semi detached bungalow, set within an exclusive development of 9 modern and contemporary designed homes. With high ceilings throughout that add a touch of elegance, while solar panels have been installed to reduce energy costs and promote eco-friendly living. Additionally, a communal area is a charming space where you can unwind and get to know your neighbours, fostering a friendly and welcoming community atmosphere. Practicality is not overlooked, with a dedicated parking space and ample visitor spaces ensuring convenience for you and your guests. With no onward chain, this home is ready for you to move into and start enjoying immediately.

As you enter, the entrance hall leads you into a spacious living room, where sliding double glazed doors open onto a private patio, with views of the rolling countryside in the distance. This seamless transition between indoor and outdoor spaces is perfect for entertaining or simply enjoying a peaceful moment. Laminate flooring.

Quick Overview

- 2 Bedroom semi detached 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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Broadband
available



Allocated
Parking

Property Reference: P0466



Entrance Hall



Kitchen



Living Room



Kitchen/ Living Room

The open-plan design flows into the fitted kitchen, equipped with modern appliances and ample storage, making it a delight for any culinary enthusiast. Featuring integrated Lamona electric hob, double oven and extractor. Integrated dishwasher, fridge/ freezer and washing machine. Sink with hot and cold taps. Wooden effect worktops with stone coloured wall and base units. Double glazed window to front aspect. Part tiled with laminate flooring.

This delightful home boasts 2 bedrooms, both offering ample space for relaxation and personalisation. Bedroom 1 is a generously sized double bedroom that provides the flexibility to arrange your furniture however you desire, making it truly your own. Double glazed window to rear aspect with laminate flooring. Bedroom 2 is a large double bedroom with double glazed window to front aspect. Laminate flooring. Four piece bathroom comprising of, shower with waterfall feature, bath, vanity unit with WC and basin. Heated towel rail. A unique feature of this bathroom is the light tunnel, which floods the room with natural light. Partial splashback with laminate flooring.

Outside, the bungalow offers a low maintenance front garden, enclosed by a charming wooden fence. The garden features a small patio area and chipped stones, providing a neat and tidy appearance with minimal upkeep. An external cupboard discreetly houses the solar panel equipment, showcasing the property's commitment to sustainability. Additionally, a shared alley with No. 8 offers convenient access. The rear garden, complete with wooden fence boundary, offers a small grassed lawn and patio. To the front of the bungalow, a charming communal area awaits, grassed lawn and chipped stones that add character and style. Various seating areas, including a pergola invite you to relax with a good book or engage in friendly conversations with neighbours, fostering a sense of community and belonging. Additionally, a dedicated parking space and ample visitor spaces ensures 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' 7" (3.96m x 3.53m)

Living Room 17' 0" x 13' 8" (5.18m x 4.17m)

Bedroom One 18' 10" x 10' 2" (5.74m x 3.1m)

Bedroom Two 13' 0" x 10' 10" (3.96m 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. Underfloor heating has hot water pipes, that are heated by the heating system which is oil fired.

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 2.5KW with a 3KW battery to be added

EPC

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

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

£330,000

Anti-Money Laundering (AML) Regulations

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Bedroom One



Bedroom Two



Bathroom

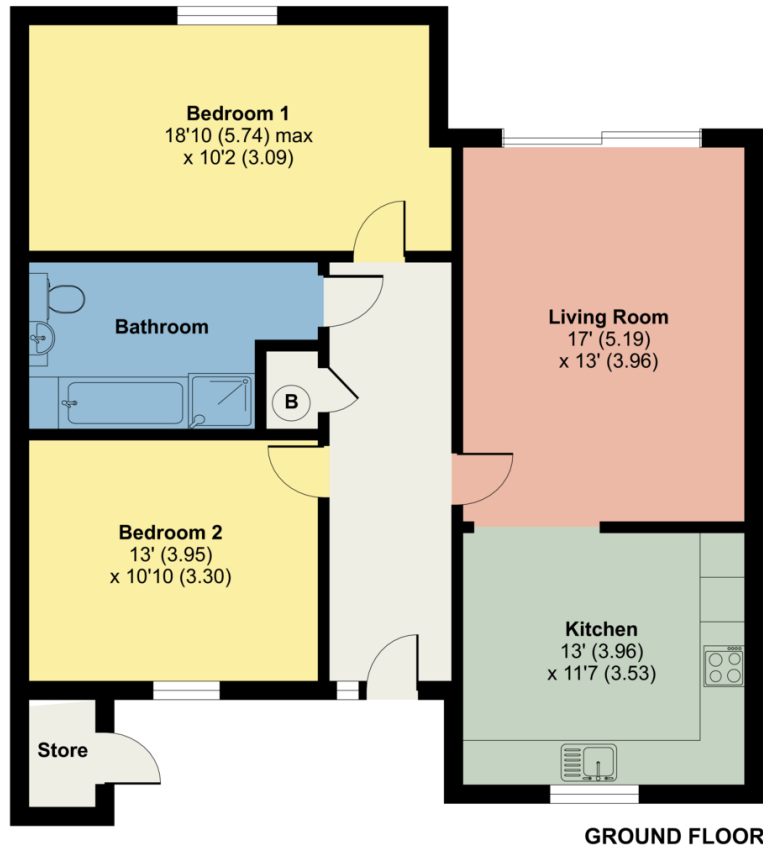


Rear Aspect and Garden

9 Horseshoe Yard, Stainton, Penrith, CA11 0FR

Approximate Area = 930 sq ft / 86.4 sq m (excludes store)

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: 1314477

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