



Stainton

£310,000

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

Set within an exclusive development of 9 modern and contemporary designed homes, this delightful mid terraced bungalow is brought to the market with no onward chain, ensuring a smooth and hassle-free purchase process. While the bungalow is not yet finished, this presents a unique opportunity for you to secure this promising new build. One of the standout features of this bungalow is its commitment to sustainability, with solar panels installed to reduce energy costs and your carbon footprint. The home has its own front and rear garden, with access to a charming communal area where you can unwind and get to know your neighbours, fostering a friendly and welcoming community atmosphere. Additionally, a dedicated parking space and ample visitor spaces ensures convenience for you and your guests. Take the first step towards making this charming bungalow your new home.

Quick Overview

- 2 Bedroom mid terrace bungalow
- New build property
- To be completed
- 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
& visitor parking

Property Reference: P0463



Horseshoe Yard



Communal Garden



Communal Garden



Horseshoe Yard

Stepping inside, you will notice the high ceilings enhance the sense of space and light. The entrance hall welcomes you, and provides access to all rooms in the home. A cleverly designed cupboard houses the boiler, ensuring a neat and tidy space. Leading from the hallway, into the spacious living room, which is truly the heart of the home. Featuring double glazed sliding doors that open up to the rear aspect. These doors not only flood the room with natural light, but also frame the stunning views of the surrounding countryside, offering a picturesque backdrop for everyday living. Laminate flooring. The open-plan layout extends into the fitted kitchen, which is yet to be finished. Currently featuring a 4 ring Lamona electric hob, cream coloured worktops and ample pale grey coloured wall and base units. Double glazed window to front aspect.

The bungalow boasts 2 double bedrooms, each designed to provide ample space and comfort, making them ideal retreat for rest and relaxation. Bedroom 1 is a generously sized double bedroom with laminate flooring and double glazed window to rear aspect. Bedroom 2, a good sized double bedroom with laminate flooring and double glazed window to front aspect. The bathroom is yet to be completed, however we have been advised, will comprise of bath, shower, WC and basin. Double glazed window to rear aspect.

The front garden, complete with wooden fence boundary, chipped stones and small patio area. An external storage cupboard houses the solar panel equipment. A shared alleyway to the left of the property offers a convenient access to the rear aspect. The rear garden is enclosed by a combination of wooden and wire fencing, offering both privacy and an open feel, while the tiered design enhances the garden's visual interest and usability. To the front of the bungalow, a charming communal area awaits, with 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. 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

Entrance Hall

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

Living Room 21' 10" x 12' 11" (6.65m x 3.94m)

Bedroom One 17' 8" x 10' 1" (5.38m x 3.07m)

Bedroom Two 13' 0" x 11' 10" (3.96m x 3.61m)

Bathroom

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

N/A

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

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).



Aerial View



Aerial View



Aerial View

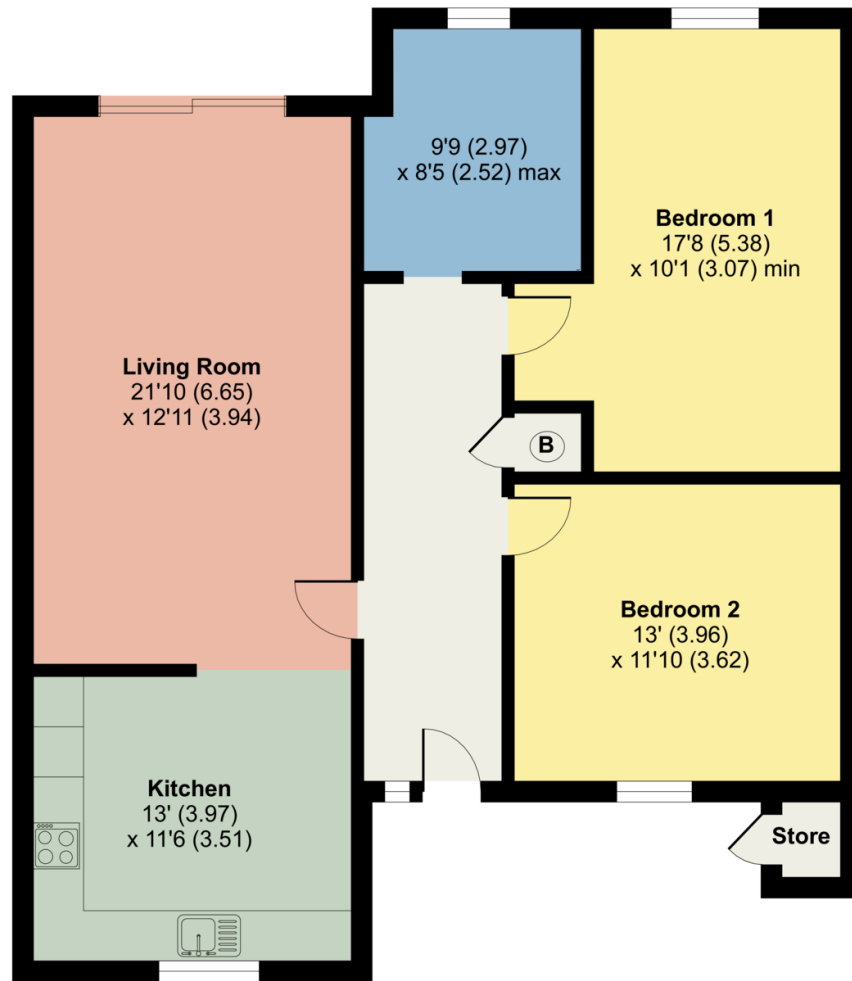


Aerial View

4 Horseshoe Yard, Stainton, Penrith, CA11 0FR

Approximate Area = 1006 sq ft / 93.5 sq m (excludes store)

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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1314449

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