



## Carleton

£460,000

### 1 Iris Grove, Carleton, Penrith, CA11 8FF

Step into a world of modern sophistication and let us welcome you to your new home. Situated in the popular residential area of Carleton Meadows, this home is ready for you to move in and start creating memories. Designed for those who appreciate contemporary living, offering an abundance of space for family living and entertaining. With 5 bedrooms, including a luxurious Bedroom One and a flexible home office, there's ample space for the whole family. Additionally, there is a driveway and double integral garage.

The inviting entrance hall, greets you with a sense of warmth and openness. Carpeted stairs lead you to the upper floor. On your right the living room beckons, which is a perfect space for relaxation and family gatherings. The double glazed window to front aspect fills the room with natural light.

### Quick Overview

- 5 Bedroom detached house
- Fitted kitchen/ dining/ family room
- Spacious living room
- Impressive Bedroom 1 with En- suite
- Located within Carleton Meadows residential estate
- Driveway
- Integral double garage
- Gardens
- ultrafast Broadband available



5



4



2



B



Ultrafast  
available



Driveway &  
double garage

Property Reference: P0484



Kitchen/ Diner



Kitchen/ Diner/ Family room



Kitchen/ Diner/ Family room



Rear Patio

The heart of the home is undoubtedly the expansive kitchen/diner/family room which is beautifully illuminated by two sets of double glazed patio doors and an additional window, creating a seamless indoor-outdoor living experience. This open-plan space is designed for modern living, offering ample room for cooking, dining and unwinding with loved ones. The modern kitchen includes integrated 5 ring gas hob, double ovens and extractor. Integrated fridge/ freezer, dishwasher and pull-out larder. Stainless steel sink with mixer taps. Ample white coloured wall and base units are complemented by grey sparkle worktops. Part tiled with tiled flooring. Adjacent to the kitchen is a utility room, providing additional storage and laundry facilities, complete with basin, integrated washing machine with the availability for a tumble dryer. Access to side aspect. There is also a downstairs WC for added convenience.

Upstairs, the property boasts 5 well-proportioned bedrooms and family bathroom. Bedroom 1 is a true retreat with generous dimensions, fitted mirrored wardrobes and a luxurious En-suite. Double glazed window to front aspect. Carpet flooring. Four-piece En- suite featuring, bath, shower with waterfall feature, WC, basin and heated towel rail. Double glazed window to front aspect. Part tiled with tiled flooring. Bedrooms 2 and 3 are spacious doubles, sharing a thoughtfully designed three-piece Jack and Jill bathroom, perfect for siblings or guests. One of these bedrooms is currently being utilised as a home gym. Bedroom 4 is a double bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 5, also a double bedroom, is currently utilised as a home office, offering flexibility to be transformed to suit your needs. Double glazed window to rear aspect. Carpet flooring. Four-piece family bathroom comprising of, bath, shower with waterfall feature, WC, basin with mixer taps and heated towel rail. Double glazed window to side aspect. Part tiled with tiled flooring.

The rear garden features a delightful decking area, ideal for alfresco dining or simply soaking up the sun with a good book. Lush grass is framed by shrubs and trees of various sizes, providing both shade and a sense of seclusion. A wooden fence and brick boundary ensure privacy, creating a peaceful retreat away from the hustle and bustle of everyday life. For those who love to entertain, the patio area is perfect for hosting gatherings, with the added luxury of a hot tub included in the sale of the house. Low maintenance front garden with chipped stones, driveway for ample parking with access into the integral double garage.

For those who love to get within nature, the property is close to The Beacon and the new nature reserve, Cold Springs. Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

**Kitchen/ diner/ family room**  
36' 6" x 10' 10" (11.13m x 3.3m)

**Living Room**  
16' 11" x 12' 4" (5.16m x 3.76m)

**Utility Room**  
7' 4" x 5' 8" (2.24m x 1.73m)

##### Downstairs WC

**Double Garage**  
17' 3" x 16' 5" (5.26m x 5m)



Kitchen/ Diner



Living Room



Bedroom One



Bedroom



Bedroom



Bedroom

## First Floor

### Bedroom One

16' 5" x 15' 4" (5m x 4.67m)

### En- suite

### Bedroom Two

12' 10" x 5' 3" (3.91m x 1.6m)

### Jack and Jill En- suite

### Bedroom Three

12' 10" x 9' 9" (3.91m x 2.97m)

### Bedroom Four

13' 4" x 9' 9" (4.06m x 2.97m)

### Bedroom Five

10' 0" x 9' 9" (3.05m x 2.97m)

### Bathroom

### Property Information

#### Tenure

Freehold

#### Council Tax

Band E

Westmorland & Furness Council

#### Service Charge

We have been advised the Service Charge won't come into effect, until the estate has been handed over to Gateway Property Management

#### Services & Utilities

Mains electricity, mains water, mains drainage and mains gas

#### Energy Performance Certificate

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

#### Directions

From Penrith, take Regional Route 71 to Carleton Avenue/ A686, turning left onto Carleton Avenue/ A686. Continue onto Carleton Hill Road, turning right onto Primrose Drive. Follow the road along and the property will be on the left-hand side

#### What3words Location

///jotting.patching.majoring

#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### Anti-Money Laundering regulations(AML)

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).



Bathroom



Jack and Jill En- suite



Rear Garden



Rear Garden

# Penrith Sales Team

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# 1 Iris Grove, Penrith, CA11 8FF

Approximate Area = 1984 sq ft / 184.3 sq m

Garage = 285 sq ft / 86.8 sq m

Total = 2269 sq ft / 210.7 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1354194

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Request a Viewing Online or Call 01768 593593