



## Stainton

£275,000

Dene Cottage, Stainton, Penrith, CA11 0EP

Step back in time with this enchanting terrace home, a true gem dating back to circa 1800s. Rich in character and charm, this delightful home seamlessly blends historic features offering a unique living experience that's hard to find. Be captivated by the timeless appeal of wooden beams that run throughout the property, adding a rustic touch to every room, while the classic sash windows flood each space with natural light, creating a warm and inviting atmosphere.

Discover the perfect blend of simplicity and elegance with the low maintenance garden, designed for those who appreciate beauty without the burden of upkeep. Additionally, there is parking for one vehicle at the front of the property, with the added benefit of no onward chain.

### Quick Overview

2 Bedroom terrace house

Living room

Village location

Close to Lake District National Park

Bedroom 1 with En- suite & terrace

Wooden beams throughout

Low maintenance garden

No onward chain

Parking for 1 vehicle

Ultrafast broadband available



2



2



1



F



Ultrafast  
broadband  
available



Allocated  
Parking

Property Reference: P0492





Kitchen/ dining room



Living room



Bedroom one



En-suite

As you step into this delightful home, you're greeted by a welcoming vestibule that sets the tone for the warmth and character that lies beyond. Entering into the cosy living room, this inviting room boasts two elegant sash windows that frame the front aspect. The windows not only offer picturesque views, but also enhance the room's timeless appeal. Adorned with beautiful wooden beams that add a touch of rustic elegance, perfectly complementing the stone wall feature that serves as a striking focal point. Adding to the room's charm is the old electric fireplace and surround, which offers both a nod to the past and a cosy warmth on cooler evenings.

Leading from the living room into the kitchen/ dining room which exudes a country-style charm perfect for culinary adventures and family gatherings. Its rustic appeal is complemented with wooden beams, feature brick wall and Belfast sink. Featuring a free standing electric hob with availability for a free-standing fridge/ freezer and storage cupboard. Part tiled with tiled flooring. Two windows and door access lead onto the rear aspect.

Bedroom 2, located on the ground floor, is a double room featuring a storage cupboard, wooden beams, and a striking feature brick wall. Window to rear aspect. Carpet flooring adds a touch of comfort. The three-piece shower room includes a shower, WC and basin with hot and cold taps. Part tile with tiled flooring.

From the living room, ascend the carpeted stairs, guided by a characterful rope banister, to discover the serene sanctuary of Bedroom 1. From here, step out onto the terrace to find a tranquil outdoor space perfect for morning coffees or evening unwinding. The spacious bedroom boasts fitted wardrobes and a three-piece En-suite bathroom comprising of shower over bath, WC and basin with vanity unit.

Outside, the rear garden is designed with ease of maintenance in mind, this garden requires minimal effort to keep it looking its best. The wooden fence adds a rustic charm while ensuring your privacy, while the fir trees require little more than occasional trimming to maintain their shape and beauty. NOTE. The neighbour has Right of Way to gain access to paint or repair their window.

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 Vestibule

##### Kitchen/ dining room

9' 9" x 14' 5" (2.97m x 4.39m)

##### Living Room

14' 0" x 14' 1" (4.27m x 4.29m)



### Bedroom 2

9' 4" x 7' 4" (2.84m x 2.24m)

### Shower Room

### First Floor

### Bedroom 1

17' 2" x 11' 10" (5.23m x 3.61m)

### En- suite

### Property Information

#### Tenure

Freehold (Vacant possession upon completion)

#### Council Tax

Band C

Westmorland & Furness Council

#### Services & Utilities

Mains electricity, mains water and mains drainage. Night storage heaters and electric fire heating

#### Right of Way

The neighbour has Right of Way to gain access to paint or repair their window

#### Energy Performance Certificate

Band F

#### Directions

From Penrith, at Skirsgill Interchange, take the 3rd exit onto A66 towards Keswick. At the roundabout, take the 2nd exit onto A592, turning first right, Follow the road through the village, turning left at the crossroads. The property will be on the left hand side looking onto the green

#### What3words Location

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#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### Price

£275,000

#### Anti-Money laundering

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).



Bedroom two



Rear garden



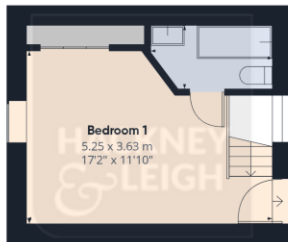
Terrace



The Property



**Approximate total area<sup>(1)</sup>**  
67.6 m<sup>2</sup>  
726 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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