



Stainton

£300,000

1 Horseshoe Yard, Stainton, Penrith, CA11 0FR

Be ready to view and fall in love with this stunning, newly built detached bungalow, located within a prestigious development of only 9 modern and contemporary designed homes on the outskirts of the Lake District National Park.

Embrace sustainable living with the inclusion of solar panels, reflecting a commitment to sustainability and offering the added benefit of reduced energy costs. The home itself is designed for comfort and style, featuring spacious interiors that cater to a variety of lifestyles and is brought to the market with no onward chain. Additionally, there is a decked terrace patio, residents' communal gardens, dedicated residents parking and ample visitor spaces available.

Quick Overview

- 2 Bedroom detached bungalow
- New build property
- Modern & contemporary
- Spacious throughout
- Village location on outskirts of Lake District
- Solar panels
- No onward chain
- Garden & communal garden
- Allocated parking & ample visitor parking
- Broadband available



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Broadband
available



Allocated
parking

Property Reference: P0493



Kitchen/ Diner



Living Room



Living Room



Bedroom One

Leading from the entrance hallway into the fitted kitchen/dining room, which is a culinary delight, equipped with modern appliances and ample space for entertaining guests or enjoying a quiet meal at home. Featuring integrated 4 ring Lamona electric hob, double oven and extractor. Integrated fridge/ freezer and dishwasher, with availability for a washing machine. Sink with hot and cold taps. Double glazed window to side aspect, providing views of the resident's communal area. Cream coloured worktops with light green coloured wall and base units. Part tiled with laminate flooring. The open-plan design flows into the spacious living room, which is a true highlight, featuring sleek double glazed sliding doors that open onto your own private decked patio, perfect for alfresco dining or simply relaxing in the sun.

The bungalow boasts 2 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 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 side aspect. Laminate flooring. Four-piece family bathroom comprising of, shower with waterfall feature, bath, heated towel rail and vanity unit housing WC and basin. Double glazed window to side aspect. Partial splashback with laminate flooring.

The low maintenance front garden is enclosed by a charming wooden fence, while the slabbed area offers a neat and tidy space ideal for potted plants or a welcoming entrance. An external cupboard discreetly houses the solar panel equipment, showcasing the property's commitment to sustainability. At the rear, discover an enclosed decked terrace, a private sanctuary perfect for relaxation or entertaining. Surrounded by a wooden fence, this space offers both privacy and a touch of rustic charm, making it an ideal spot for morning coffees or evening gatherings under the stars. The residents of Horseshoe Yard have the added benefit of access to the charming communal area, boasting grassed lawn, chipped stones, with various seating areas, including a pergola. 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/ diner/ living room

29' 8" x 13' 0" (9.04m x 3.96m)

Bedroom One

17' 10" x 9' 9" (5.44m x 2.97m)

Bedroom Two

12' 9" x 10' 6" (3.89m x 3.2m)

Bathroom

Terrace

12' 8" x 9' 9" (3.86m x 2.97m)

Property Information

Tenure

Freehold (Vacant possession upon completion)

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 built in

Council Tax

To be confirmed with Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and mains drainage. Electric heating

Management Fee's

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 6KW with a 5.8KW battery

Energy Performance Certificate

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

Directions

From Penrith at Skirgill 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

///tightrope.friends.sublime

Viewings

By appointment with Hackney and Leigh's Penrith office

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 (incl. 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



Bathroom



Terrace



The Property



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 14/11/2025.