

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

3 Horseshoe Yard Stainton, Penrith, CA11 0FR



- **Small Development of New Build Highly Efficient Bungalows**
- **Located in a Desirable Village Location Between Penrith and Ullswater**
- **Living Room + Fully Fitted Dining Kitchen**
- **2 Double Bedrooms + House Bathroom with Separate Shower**
- **uPVC Double Glazing, Electric Heating + Photovoltaic Solar Panel with Battery Storage**
- **Gardens to the Rear and Central Communal Gardens. Allocated Off Road Parking**
- **HSBC Architects Certificate**
- **Tenure - Freehold. Council Tax Band - TBA. Predicted Energy Assessment - A**

Offers over £300,000

These chic and stylish newly built bungalows in one of the areas most sought after villages, close to the Lake District National Park and accessible to Penrith, Keswick and Ullswater, offer modern design and style with super efficiency. The accommodation comprises: Entrance Hall, Living Room open to the fully equipped Dining Kitchen, 2 Double Bedrooms and a large Bathroom with both a bath and a shower enclosure. Outside there area landscaped Gardens to the rear and there is a Parking Space and a Shared Central Garden.

Horseshoe Yard homes benefit from a high level of Insulation, uPVC Double Glazing, Electric Heating and Photovoltaic Solar Panels with a Battery Pack giving an incredible Predicted Energy Assessment of A.

Location

From Penrith head west on the A66. Continue across the motorway roundabout to the Reghed roundabout and straight on for 3/4 mile then turn left, signposted Stainton, Turn left into St John's Road the entrance to Horseshoe Yard is approximately 1/4 mile on the left.

Amenities

In the village of Stainton is a Church of England nursery and primary school. The village has a Methodist Church, Post Office, public house and a hotel/restaurant. A regular bus service provides access to Penrith, Keswick, Cockermouth etc. The Parish church of St Andrew is in the neighbouring village of Dacre. Other denominations are to be found in Penrith. Stainton is also adjacent to the Lake District National Park being only 4 miles from Ullswater. All main facilities are in Penrith. Penrith is a popular market town with a population of around 16,000 people and facilities include; infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil and there are photovoltaic solar panels with battery storage.

Tenure

The property is freehold and the council tax band is to be determined.

Viewing

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ACCOMMODATION

The measurements for this property have been taken from plot 6 and the internal pictures are from plot 8 and are an indication of the style. The finished property may differ

Entrance

Through an open porch and a composite security door to the main hallway

Hallway 18'8 x 5'6 (5.69m x 1.68m)



Living Room 16'9 x 12'9 (5.11m x 3.89m)



Dining Kitchen 11'5 x 12'9 (3.48m x 3.89m)



Bedroom One 17'1 x 10'1 (5.21m x 3.07m)



Bedroom Two 17'1 x 10'1 (5.21m x 3.07m)



Bathroom 11'2 x 12'10 (3.40m x 3.91m)



Outside

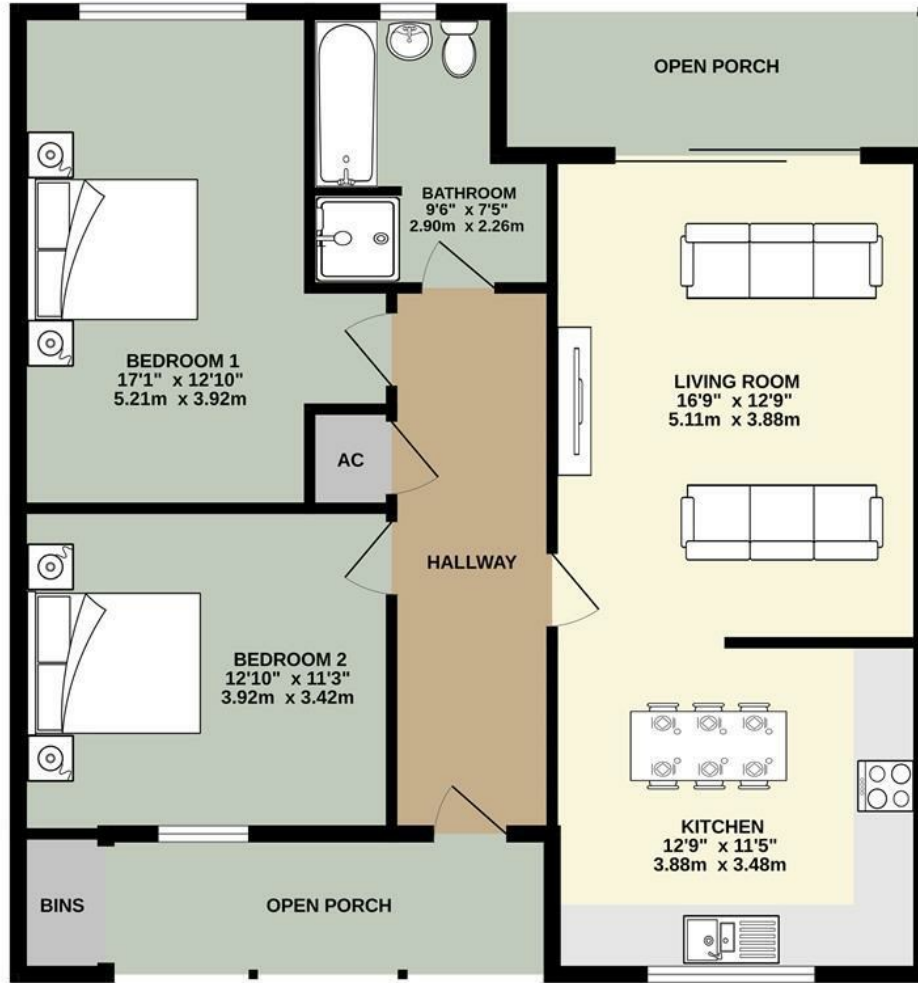
The gardens to the front and side will be partly landscaped with stone flagged paths and patio.

A path through a communal garden leads up to the parking area.



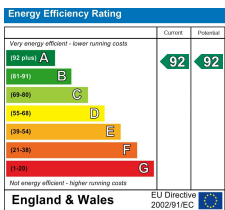
Site Masterplan, Site at Graystone House, Stalton
Scale 1:10000

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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