

**WILKES
GREEN
HILL**

Residential
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9 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, Oil Fired Underfloor Central Heating + 2kwh Photovoltaic Solar Panels**
- **Gardens to Front and Side. Allocated Off Road Parking**
- **HSBC Architects Certificate**
- **Tenure - Freehold. Council Tax Band - TBA. Predicted Energy Assessment - A**

Price £350,000

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 front and side and there is a Parking Space.

8 and 9 Horseshoe Yard both benefit from a high level of Insulation, uPVC Double Glazing, Oil Underfloor Central Heating and Photovoltaic Solar Panels with a Battery Pack giving an incredible Predicted Energy Assessment of A.

The external pictures are of number 8 and have been computer enhanced and the finished property may differ.

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

Please note, the internal pictures and the floor plan are taken from number 8.

Entrance

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

Hallway

With LVT flooring and underfloor heating, a wall cupboard housing the MCB consumer unit and recessed downlights. Oak doors lead off and a recessed airing cupboard housing a pressurised hot water tank.



Living Room

Large sliding patio doors overlooking the garden give good natural light. The flooring is LVT with underfloor heating and there is a wall point for a TV aerial and a second aerial point the living room is open into the ;



Dining Kitchen

Fitted with a range of off white shaker style units and oak effect work surface incorporating a single drainer sink with tiled splashback . There is a built in double electric oven with eye level grill a ceramic hob with extractor hood above and integral slimline dishwasher, integral washing machine and integral fridge freezer. The ceiling has recessed downlights, the flooring is LVT with underfloor heating and a uPVC double glazed window overlooks the side garden.



Bedroom One

Having a uPVC double glazed window overlooks the main garden, the flooring is LVT with underfloor heating and TV aerial point.



Bedroom Two

Having a uPVC double glazed window, the flooring is LVT with underfloor heating and TV aerial point. A ceiling trap and drop down ladder gives access to the roof space.



Bathroom

Fitted with a double ended bath, a toilet and wash basin set in a vanity unit with concealed cistern and storage cabinet, a lighted mirror above the sink there is a separate shower enclosure with a mins fed two head shower and extractor fan over. The ceiling has recessed downlights and a sun pipe which gives natural light. The flooring is LVT with underfloor heating and there is also a chrome heated towel rail. The walls are part marine boarded.



Outside

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

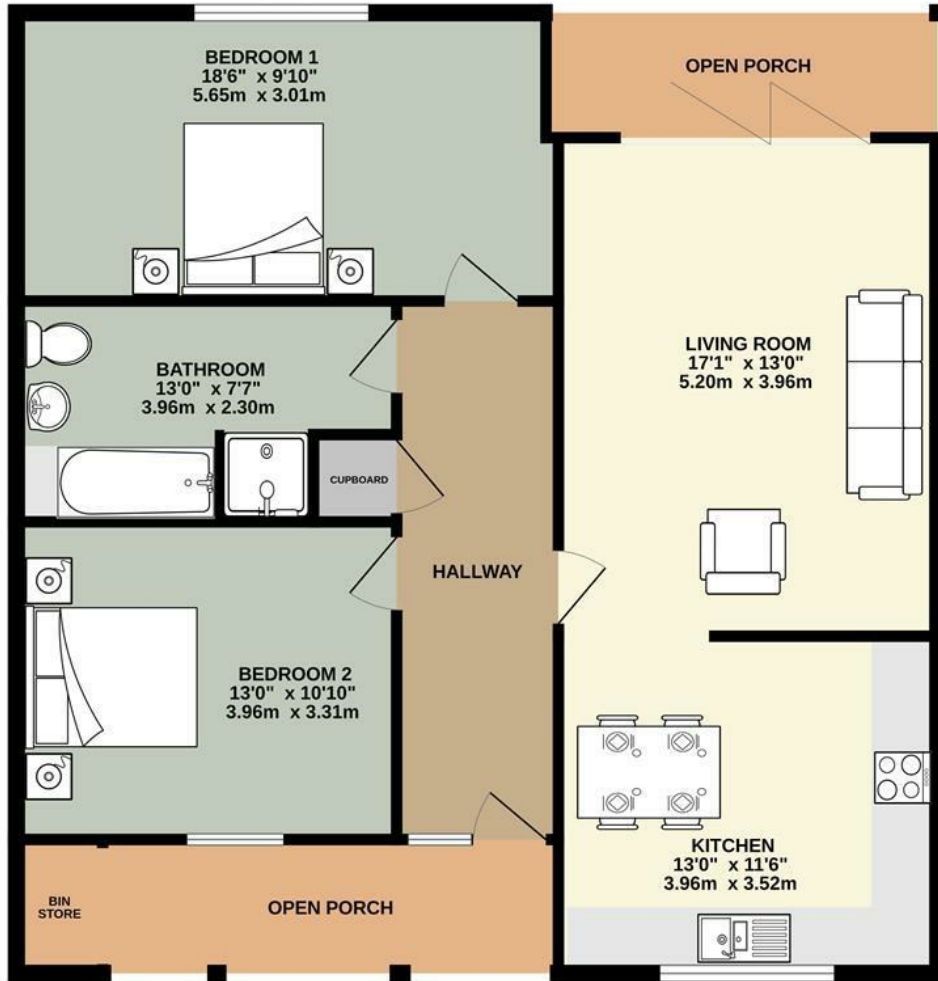
A path through a communal garden leads up to the parking area.

There is a covered passageway between the two bungalows and a path with steps leading down to the roadside.



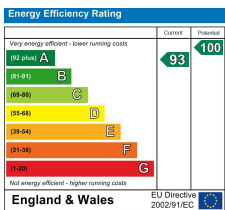
Site Masterplan, Site at Graystone House, Stainton
Scale 1:500@A3

GROUND FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA: 926sq.ft. (86.0 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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