



7 Fawn Meadows, Greystoke – CA11 0FQ  
Guide Price £850,000

PFK



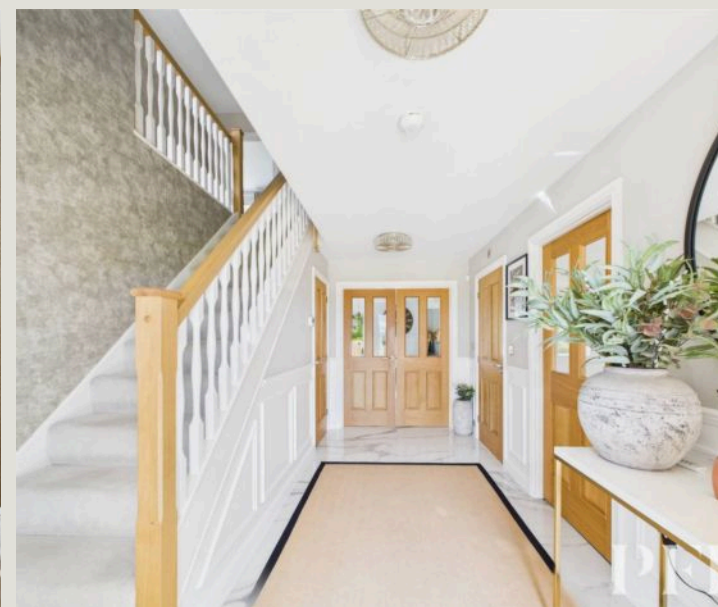
## 7 Fawn Meadows, Greystoke.

Exemplifying exceptional luxury living this outstanding five bedroom detached residence is situated in the sought after village of Greystoke.

Occupying a generous plot the property features extensive rear and side gardens that inspire a sense of peace and privacy. Finished to the highest standard throughout, the interiors blend timeless elegance with contemporary style to superb effect.

At the heart of the home is a stunning open plan lounge, dining and fitted kitchen area that spans the full width of the house which is flooded with natural light and overlooks the rear garden. This space is ideal for modern family life and effortless entertaining. The kitchen boasts premium appliances and sleek cabinetry while the adjoining areas offer comfort, space and flexibility.

Five spacious bedrooms, two with en suite provide tranquil retreats including an impressive master suite with en suite and ample wardrobes/storage. Each room is thoughtfully designed to offer both comfort whilst enjoying the open aspect views to the front.







## 7 Fawn Meadows, Greystoke.

Located on the edge of the Lake District National Park approximately 6 miles west of Penrith, Greystoke is a popular, historic village which offers a general store with post office, outdoor swimming pool, primary school and well known pub 'The Boot & Shoe', all of which are within easy walking distance. The market town of Penrith, with great road links via the M6 and A66 and a mainline railway station provides further amenities with a good range of shops, restaurants, leisure facilities, and both primary and secondary schools.

### Directions

7 Fawn Meadows can be located using the postcode CA11 0FQ and identified by a PFK For Sale board. Alternatively by using What3Words: [///negotiators.camped.proceeds](https://www.what3words.com/#!/en/@@@negotiators.camped.proceeds)



- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: C



**Entrance Hall**

15' 5" x 9' 7" (4.69m x 2.92m)

**Cloakroom**

5' 5" x 3' 4" (1.66m x 1.02m)

**Lounge**

18' 9" x 14' 1" (5.71m x 4.30m)

**Sitting Room**

13' 0" x 11' 1" (3.97m x 3.38m)

**Lounge, Dining & Kitchen**

12' 0" x 35' 1" (3.66m x 10.70m)

**Utility Room**

5' 5" x 7' 6" (1.65m x 2.28m)

**FIRST FLOOR****Landing****Master Bedroom 1**

16' 10" x 14' 0" (5.13m x 4.26m)

**En suite**

4' 7" x 10' 1" (1.39m x 3.08m)

**Bedroom 2**

9' 1" x 14' 4" (2.77m x 4.36m)

**En suite**

9' 1" x 3' 10" (2.76m x 1.18m)

**Bedroom 3**

16' 6" x 8' 5" (5.02m x 2.57m)

**Bedroom 4**

11' 11" x 8' 3" (3.62m x 2.52m)

**Bedroom 5**

11' 1" x 9' 0" (3.37m x 2.75m)

**Bathroom**

9' 1" x 6' 11" (2.76m x 2.10m)





**Garden:** Lawned gardens with well stocked borders sit to the front of the property, enjoying fantastic open views and with a pathway leading to the main entrance. A side gate provides access to the extensive rear garden featuring generous lawn, patio and terraced seating areas, an open outdoor dining kitchen, and a dedicated children's play area – ideal for family living and entertaining.

**Double garage:** Driveway providing access to parking and the double garage.

### ADDITIONAL INFORMATION

#### Services

Mains electricity, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.



**Maintenance & Management Service Charge:** We understand there is a yearly maintenance & management service charge of approximately £300 per year.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

2007 ft<sup>2</sup>

186.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

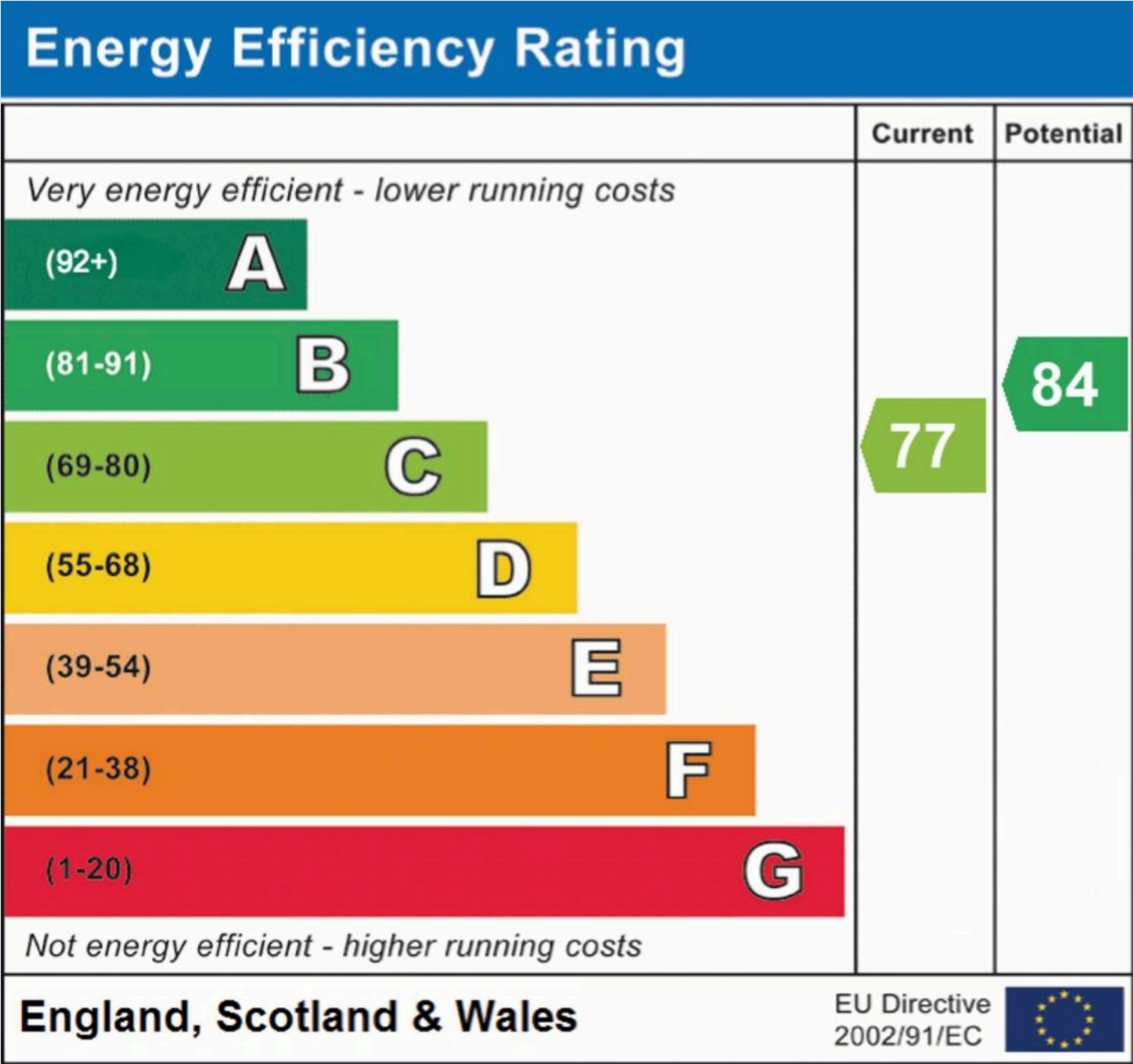
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







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