



Penrith

£325,000

2 Burnbanks, Penrith, Cumbria, CA10 2RW

Located in a small rural Lake District village community at the foot of the Mardale Valley, we welcome you to a modern oasis of comfort and style in this stunning semi-detached bungalow, situated within an exclusive development of only 18 homes. Constructed in 2008, the bungalow is set on a generous plot with beautiful gardens, driveway, and separate garage located conveniently adjacent to the property. To the front, the bungalow boasts picturesque views of the village green, fostering a sense of community and belonging within the development. Additionally, the bungalow boasts high ceilings throughout, providing a sense of spaciousness and sophistication, perfect for those seeking a contemporary lifestyle amidst natural beauty, with the added benefit of Haweswater just a short walk away.

Upon entering, the welcoming hall immediately sets the tone for the rest of the home. Here, you'll find a handy hall cupboard, providing convenient storage, ensuring your living space remains clutter-free and organised. On your left, the cosy living room beckons, featuring a charming log burner and hearth that create a warm and inviting atmosphere. Two double glazed windows to the front aspect provide lovely views onto the village green, allowing natural light to flood the space and offering a serene outlook. Carpet flooring.

Quick Overview

2 Bedroom semi detached bungalow
Situating within an exclusive development
of only 18 homes
Located within the Lake District National
Park
Living room & log burner
Home Office/ Study
Picturesque location
Large garden
Driveway
Garage
Ultrafast Broadband available



2



1



1



E



Ultrafast
available



Driveway &
Garage

Property Reference: P0416



Kitchen



Living Room



Kitchen/ Dining Room



Bathroom

The spacious kitchen/dining room serves as the heart of the home, where culinary enthusiasts will find joy in preparing meals while gazing out onto the beautiful garden. This space is perfect for both intimate dinners and lively gatherings, offering a seamless flow between indoor and outdoor living. Featuring integrated 4 ring gas hob, oven and extractor. Integrated fridge/freezer with availability for a washing machine and dishwasher. Stainless steel sink with hot and cold taps. Black speckle-coloured worktops with pine effect wall and base units. Two double glazed windows fill the room with natural light, with access to rear aspect. A convenient storage cupboard houses the boiler. Part tiled, with tiled and carpet flooring.

The bungalow offers 2 bedrooms, where each room is designed to maximise comfort and practicality, ensuring a restful night's sleep. Bedroom 1 is a large double bedroom with double glazed window to front aspect and carpet flooring. Bedroom 2, also a large double bedroom with double glazed window to rear aspect and carpet flooring. For those who work from home or simply desire a quiet space for reading and reflection, you'll find a versatile home office/ study room, with storage cupboard and double glazed window to rear aspect, providing views of the beautiful rear garden. Carpet flooring. Three piece family bathroom with shower overhead, WC and basin with hot and cold taps. Heated towel rail. Part tiled with carpeted flooring.

Nestled behind a wooden fence and natural bush boundary, the rear garden is a haven for nature lovers, providing a tranquil retreat where you can unwind amidst the sights and sounds of local wildlife, including the delightful red squirrels that frequent the area. With its lush grassed lawn, vibrant shrubs, and trees of various sizes that offer a serene welcome to your abode. The large patio area is perfect for enjoying a morning coffee or hosting a summer barbeque for family and friends. Low maintenance front garden with grassed lawn, enclosed by a charming wooden fence and natural bush boundary. This space offers a delightful welcome and adds to the property's kerb appeal without demanding extensive upkeep. Additionally, a convenient drive and single garage offer ample parking and storage solutions.

Bampton is a picturesque village located in the Westmorland and Furness area of Cumbria, and offers a village shop and public house. A short walk away is Haweswater, where you can enjoy beautiful walks amidst the stunning scenery. Bumbanks sits approximately 9 miles from the market town of Penrith and approximately 4 miles from the village of Shap. Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The town offers many local amenities including, cafes, restaurants, independent shops and leisure centre with good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Kitchen/ dining room 17' 8" x 10' 0" (5.38m x 3.05m)

Living Room 14' 11" x 11' 4" (4.55m x 3.45m)

Bedroom One 13' 7" x 9' 11" (4.14m x 3.02m)

Bedroom Two 11' 1" x 10' 10" (3.38m x 3.3m)

Home Office/ Study 8' 9" x 6' 2" (2.67m x 1.88m)

Bathroom

Outside

Garage 13' 5" x 8' 8" (4.09m x 2.64m)

Property Information

Tenure

Freehold

Service Charge

We have been advised there is a monthly Service Charge of approximately £35

which includes the upkeep of the communal gardens and village, electric charges of the Biotech Effluent Treatment Plant. We have been advised the sewage element of the water rates is nil

Management Company

Burnbanks Management Company

Council Tax

Band B. Westmorland and Furness Council

Local Occupancy Restrictions

We have been advised the occupation of the dwellinghouses hereby permitted shall be limited to the following descriptions of person:

- A person employed, about to be employed, or last employed in the locality;
- A person who has, for the period of three years immediately preceding his occupation, had his only or principle residence in the locality.

In this condition ‘locality’ shall mean the administrative District area of Eden within the National Park and the Parish of Shap outside the national Park and the expression ‘person’ shall include the dependants of a person residing with him or her or the widow or widower of such person.

Services and Utilities

Mains electricity, mains water and LPG heating. Biotech Effluent Treatment Plant

Biotech Effluent Treatment Plant

We have been advised it is shared by 18 properties and is located in the woodland, outside of the boundary

Energy Performance Certificate

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

Broadband Speed

Ultrafast available

Directions

From Penrith, head south on the A6 and drive through Eamont Bridge, turning right at the T junction just after the Crown Hotel. Turn left, just past Yanwath, signposted to Askham. Drive through Askham and Helton and continue on to Bampton. On entering the village, turn right (opposite the village shop), signposted to Haweswater. Turn right at the Naddle junction, signposted to Burnbanks, continue into the hamlet on the lower road. The property will be on the left hand side

What3words Location

///pocket.shipyards.bench

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£325,000

Anti-Money Laundering Regulations

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 One



Bedroom Two



Rear Aspect and Garden



Garden

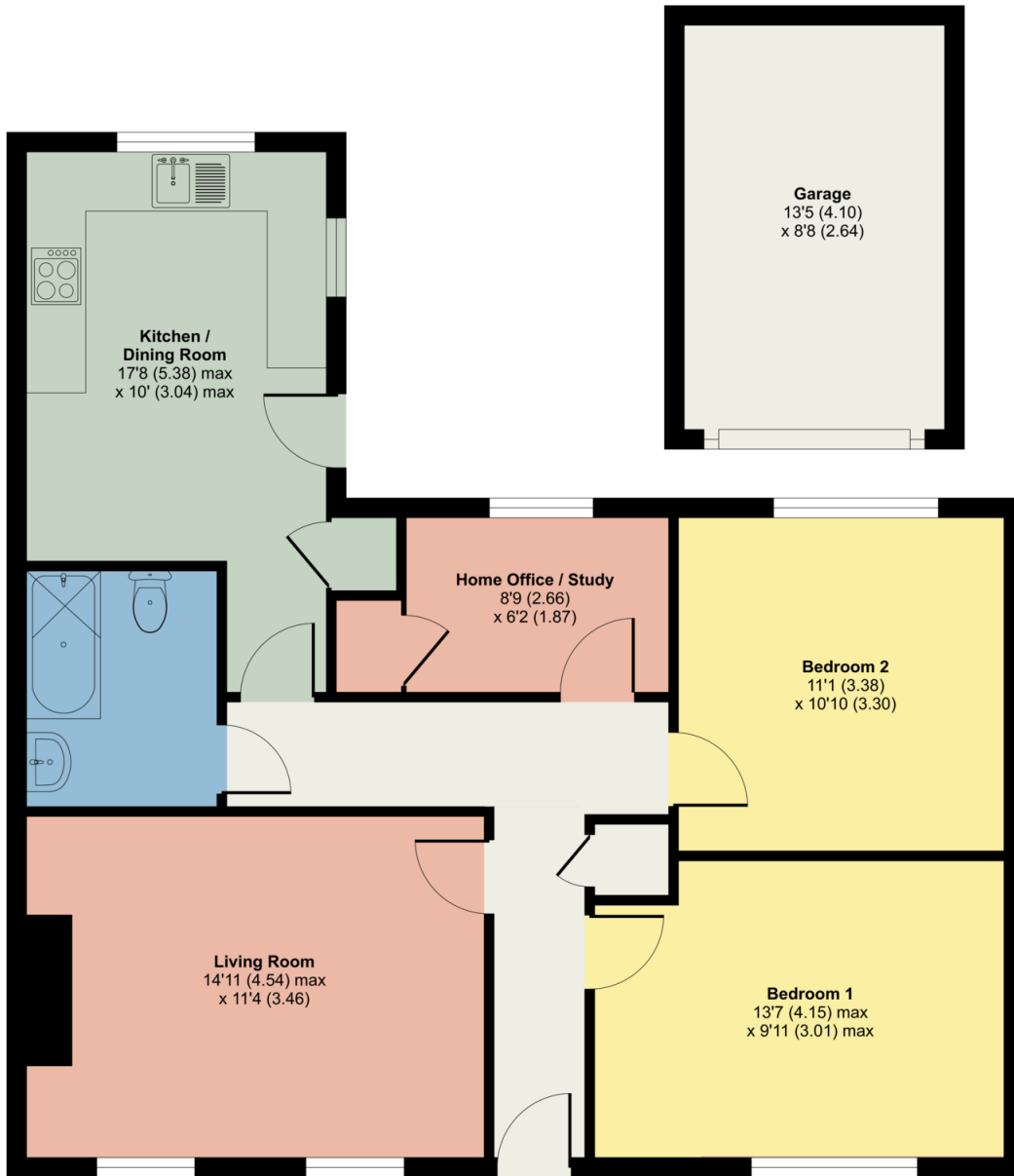
2 Burnbanks, Penrith, CA10 2RW

Approximate Area = 814 sq ft / 75.6 sq m

Garage = 116 sq ft / 10.8 sq m

Total = 930 sq ft / 86.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1321246

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