



Ryedale Icold Road, Greystoke, CA11 0UG.

Guide Price **£450,000**

PFK

Ryedale Icold Road

Greystoke, Penrith

This impressive three bedroom detached bungalow offers spacious and versatile accommodation in a tranquil rural village setting, ideal for families or those seeking a peaceful lifestyle. The home welcomes you with a beautifully landscaped front garden, mature shrubs and a decorative stone wall, all complemented by a generous driveway providing ample off-road parking and an attached garage for secure vehicle storage. The bright and inviting hall sets the tone for the rest of the property, leading to a well proportioned reception room that boasts a wood burning stove within a decorative fireplace, large windows for abundant natural light and an open plan aspect that flows seamlessly into a dedicated dining area and reading area. The modern kitchen is fitted with sleek white units and integrated appliances, enjoying ample natural light and direct access through to the garden room which in turn provides access out to the garden, perfect for indoor-outdoor living and entertaining.

The bright garden room offers an additional living space to enjoy panoramic views of the beautifully landscaped garden and the surrounding countryside. The garden is a true highlight, featuring a tiered lawn, patio area for outdoor dining, stone wall landscaping and a practical storage shed. Outdoor seating areas provide the perfect setting to relax and take in the breathtaking countryside views and green fields that surround the property.





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The bedrooms are generously sized, each benefiting from large windows that flood the rooms with natural light. The family bathroom is finished with modern fixtures and there is an additional cloakroom/wc for added convenience.

The property is located in a desirable area and offers the perfect balance of comfortable living, views and beautifully maintained outdoor spaces offering a buyer the exceptional opportunity for those seeking a forever home in a picturesque village setting.

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, 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.

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



ACCOMMODATION

Entrance Hall

Living Room

12' 6" x 19' 11" (3.82m x 6.06m)

Dining Area

11' 4" x 6' 0" (3.46m x 1.82m)

Kitchen

8' 6" x 13' 6" (2.60m x 4.11m)

Sunroom / Garden room

9' 3" x 19' 8" (2.81m x 6.00m)

Bathroom

7' 1" x 8' 11" (2.17m x 2.71m)

Cloakroom/WC

Bedroom

8' 10" x 13' 9" (2.70m x 4.19m)

Bedroom

9' 3" x 9' 8" (2.81m x 2.95m)

Bedroom

9' 1" x 9' 11" (2.76m x 3.01m)

Outside

Front Garden

Large driveway providing parking and leading to the Garage. Raised and stocked garden enclosed by wall and fencing and providing access to the main entrance and a seating area to enjoy the view.

Garage

21' 10" x 8' 9" (6.66m x 2.67m)

The garage provides power, light and houses cupboards and the heating boiler. There is an overhead mezzanine storage area and overhead door providing access into the loft space.





Rear Garden

Two tiered garden area with stocked and flowered areas, paved areas to enjoy the space and looking out to the open aspect at the rear.

ADDITIONAL INFORMATION

Directions

Ryedale can be located with the postcode CA11 0UG or alternative by using What3Words: [///flocking.commented.dose](https://www.what3words.com////flocking.commented.dose)

Services

Mains electricity, water, drainage & oil central heating. 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.

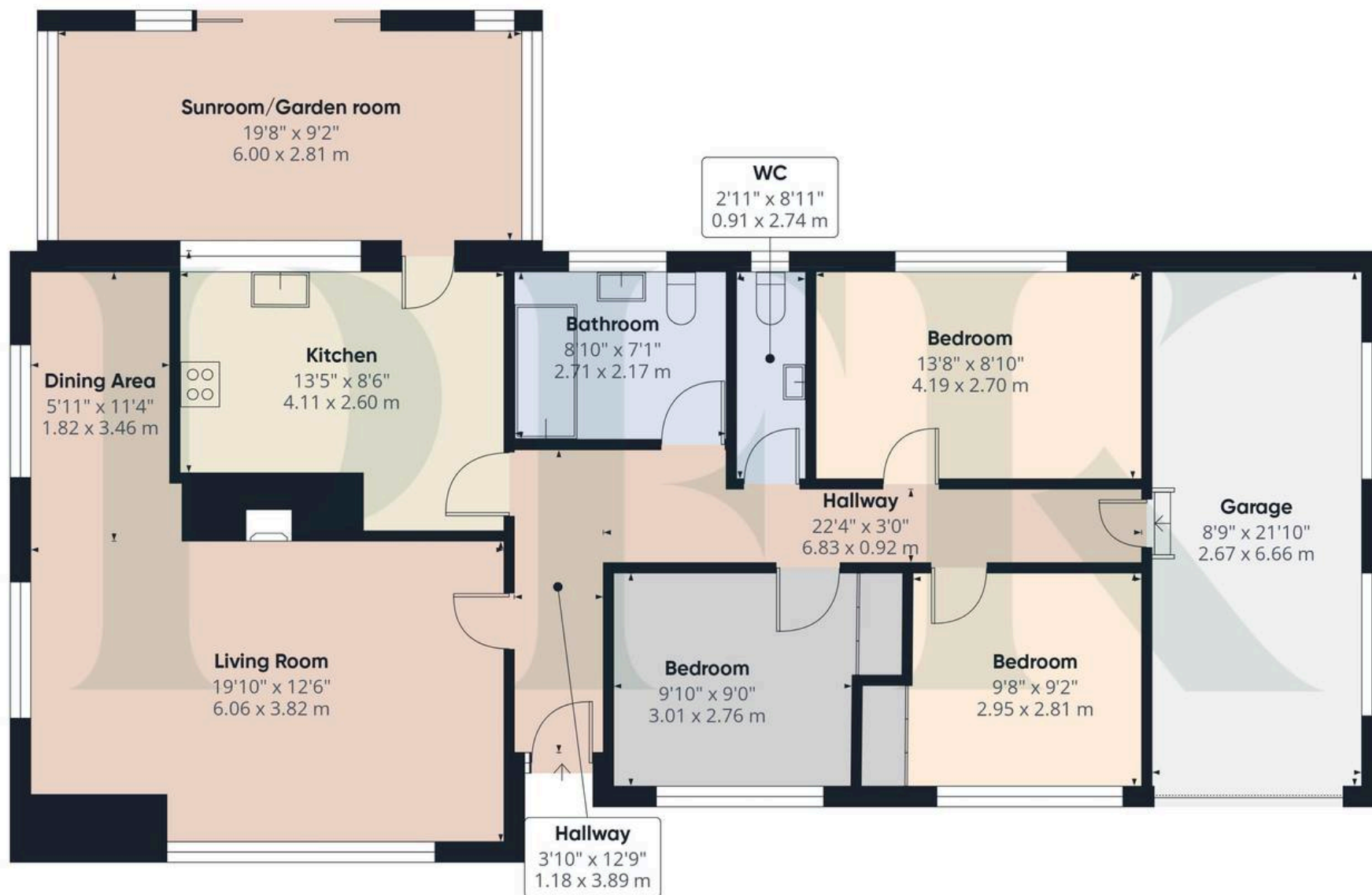
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PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







Approximate total area⁽¹⁾

1371 ft²
127.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 69 |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |

England, Scotland & Wales

EU Directive
2002/91/EC





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