



## Yanwath

£360,000

Northfield, Yanwath, Penrith, CA10 2LF

With the Lake District National Park just a stone's throw away, this home is a rare find and offers the perfect blend of rural charm and modern convenience. Located approximately 3 miles from the bustling market town of Penrith, this semi-detached house provides easy access to local amenities while maintaining a serene village atmosphere. Whether you're commuting, exploring the nearby Lake District, or simply enjoying the tranquillity of your own stunning garden, this home offers everything you need for a balanced lifestyle. Additionally, the shared driveway leads onto your private driveway, offering off-street parking, complete with a double garage. As you move through, you'll find yourself in the inviting entrance hallway, connecting the various living spaces of the home.

Carpeted stairs that lead to the upper floor, while an understairs cupboard is a clever storage solution that maximises space and keeps the hallway tidy and organised.

From the hallway, you are led into the heart of the home - the kitchen/ dining room. Featuring integrated 4 ring electric hob, oven and extractor. Integrated fridge/ freezer, dishwasher and washing machine. Sink with hot and cold taps.



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Ultrafast  
Available



Drive and  
Double garage

### Quick Overview

3 Bedroom semi-detached house

Kitchen/ dining room

Spacious living room

Idyllic village location

Approximately 1 mile from the Lake

District National Park boundary

Gardens

Shared driveway onto private driveway

Double garage

Ultrafast broadband available

Property Reference: P0480



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Living Room

Ample cream coloured wall and base units, complemented by a cream-coloured worktop. Partial splashback with laminate flooring. The dining area has carpet flooring. Two double glazed windows to rear aspect and an additional double-glazed window to the side aspect.

Leading from the kitchen/ dining room, you'll find easy access into the spacious living room, featuring an open fire with a stunning granite surround that serves as a captivating focal point. We are advised; a back boiler is located behind the fireplace. Natural light pours into the room through an array of windows with a double-glazed window to the side aspect 2 double-glazed windows to the front aspect with double glazed patio doors to the front aspect. Carpet flooring with access into the hallway. There is also a downstairs WC for added convenience.

Venture upstairs to find 3 bedrooms and the family bathroom. Bedroom 1 is a true sanctuary, featuring fitted wardrobes that provide ample storage with double glazed windows that frame the picturesque views to the front and side aspect. Carpet flooring. Bedroom 2 is a generous double bedroom with its own fitted wardrobes. Double glazed window to rear aspect, with carpet flooring. Bedroom 3 is a good-sized double bedroom, boasting fitted wardrobes and captivating countryside views, thanks to a double-glazed window to front aspect. Carpet flooring. Four-piece family bathroom comprising of, shower, bath with hot and cold taps, WC and basin within vanity unit and heated towel rail. Double glazed window to rear aspect. Part tiled with vinyl flooring.

The front garden is a true oasis for nature lovers and those seeking a serene retreat. Enclosed by a charming stone wall and bordered by a mix of wooden fencing and lush bushes. The large patio area is ideal for outdoor entertaining or simply enjoying a quiet moment. With lush green grass and trees of various sizes, including apple and plum, offer the joy of harvesting your own fresh produce. Vibrant shrubs and the small pond add to the garden's allure. The shared driveway leads onto your private driveway, offering ample parking space for multiple vehicles. There is also a double garage providing secure and sheltered parking for your vehicles.

Yanwath is a small village off the B5320, located just over 1 mile from the Lake District National Park boundary. Eamont Bridge is approximately 1.5 miles away with the market town of Penrith town approximately 3 miles away.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Hallway

Kitchen/ dining room 23' 4" x 9' 3" (7.11m x 2.82m)

Living Room 17' 11" x 16' 2" (5.46m x 4.93m)

Downstairs WC

First Floor

Bedroom 1 12' 8" x 10' 0" (3.86m x 3.05m)

Bedroom 2 12' 7" x 9' 3" (3.84m x 2.82m)

Bedroom 3 12' 2" x 10' 5" (3.71m x 3.18m)

Bathroom



Garden



View



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

#### Outside

#### Garage

#### Property Information

#### Tenure

Freehold

#### Council Tax

Band B

Westmorland and Furness Council

#### Services & Utilities

Mains electricity, mains water and mains drainage. Oil fired heating and open fire heating

#### Energy Performance Certificate

Band E

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

#### Broadband Speed

Ultra fast Available

#### Right of Way

We have been advised the neighbour has Right Of way for access to their oil tank

#### Agents Notes

We are advised the vendor is aware of potential developments at The Gate Inn pub for two properties and new access

**Directions** From Penrith at Kemplay Bank roundabout, take the 4th exit onto Kemplay Bank. At the roundabout, take the 2nd exit onto B5320. Cross the motorway bridge and take the right turn into Yanwath. Turn left just after the Yanwath Gate Inn pub and turn down to the left. This leads to a short, shared driveway to Northfield

**What3words Location** [//hoot.appointed.dream](https://www.what3words.com/?w3w=//hoot.appointed.dream)

**Viewings** By appointment with Hackney and Leigh's Penrith office

**Price** £385,000

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Double Garage



Rear Aspect



Front Aspect



Garden

Request a Viewing Online or Call 01768 593593

# Penrith Sales Team

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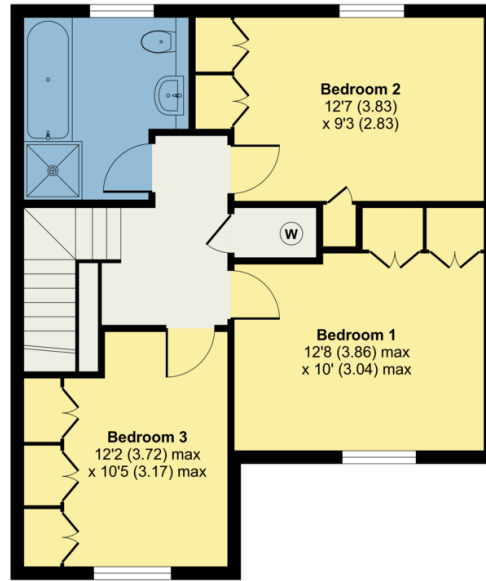
# Northfield, Yanwath, Penrith, CA10 2LF

Approximate Area = 1218 sq ft / 113.1 sq m (excludes store)

Double Garage = 429 sq ft / 39.8 sq m

Total = 1647 sq ft / 152.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Hackney & Leigh. REF: 1349528

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