



14 Fawn Meadows, Greystoke – CA11 0FQ

Guide Price £649,500

PFK

14 Fawn Meadows

Greystoke, Penrith

Occupying a desirable position within the highly sought-after village of Greystoke, this superb five-bedroom, three-bathroom detached executive home offers generous and thoughtfully designed accommodation, perfectly suited to modern family life. Constructed in 2022 and having been immaculately maintained by the current owners, the property combines contemporary styling with a practical and versatile layout, creating a home that is ready to be enjoyed from day one.

A welcoming entrance hall provides a lovely first impression and leads through to the downstairs WC, with ample space for coats and everyday storage, together with a front-aspect office, delightful rear-aspect living room and, undoubtedly, the heart of the home — the impressive kitchen, dining and living space. Designed with both family life and entertaining in mind, this wonderful open-plan area provides a natural gathering space and enjoys an excellent connection with the garden through bi-fold doors. The kitchen has been thoughtfully customised with a high standard of additional facilities and comprises an excellent range of wall and base units, complemented by drawers within the central island and finished with Silestone work surfaces.

A sunken stainless steel sink with integrated drainer sits neatly within the worktop, whilst integrated appliances include a tall fridge, tall freezer, eye-level double oven, dishwasher and hob with extractor fitted within a stylish canopy. The island incorporates a breakfast bar with USB sockets, providing a particularly useful space for informal dining or working, whilst there remains ample room for a larger dining table and comfortable living furniture. Tiled flooring flows seamlessly from the entrance hall into the kitchen, enhancing the sense of space and continuity.



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A door from the kitchen leads into the utility room, which continues the same quality of finish with a base unit and integrated washing machine beneath a matching Silestone work surface. An external door provides access to the side of the property, whilst a further door leads directly into the double garage, adding considerable convenience to everyday family life. The garage itself offers excellent space for vehicles, storage and hobbies, with a wall-mounted boiler also housed here.

Returning to the entrance hall, stairs rise to the first-floor landing, where five well-proportioned bedrooms are arranged. The principal bedroom benefits from a dedicated dressing area fitted with wardrobes, together with en-suite facilities. The second bedroom also enjoys en-suite accommodation, providing flexibility for family members or visiting guests, with three further bedrooms offering comfortable sleeping accommodation, with a variety of built in units, wardrobes and cupboards, whilst a stylish five-piece family bathroom completes the first floor.



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Outside, the property continues to impress, with delightful gardens that have been thoughtfully established and provide a lovely setting in which to enjoy the surroundings. Hedgerows, lawn, planted trees and shrubs create a pleasant backdrop, whilst a flagged patio provides an excellent seating area for outdoor dining and relaxation. To the side, a discreetly positioned wooden sun room complements a further patio seating area, making the most of the open outlook and creating an additional space to enjoy throughout the year. Outside sockets and a tap add further practical convenience.

This is a home that really needs to be viewed to fully appreciate not only the quality and flexibility of the accommodation, but also the appeal of its village setting. Greystoke offers a wonderful community environment with a range of local amenities including a popular public house, primary school, outdoor swimming pool and active village hall, whilst the neighbouring market town of Penrith provides a wider range of shops, services, schools and transport connections. For those seeking a modern executive home within a highly desirable village setting, this is an excellent opportunity to make a home that is as practical as it is welcoming.





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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.

- A Superb 5 Bed 3 Bathroom Detached Family Home
- Immaculately Maintained & Well-Presented Throughout
- Generous Gardens with Summer House & Open Outlook to the Side Aspect
- Spacious & Flexible Accommodation
- Driveway parking & double garage
- EV Charging Point
- Tenure - Freehold
- Council Tax Band - F
- EPC Rating - C



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Downstairs WC

8' 6" x 5' 0" (2.59m x 1.52m)

Living Room

12' 1" x 17' 3" (3.69m x 5.27m)

Kitchen / Dining / Living

22' 11" x 17' 1" (6.98m x 5.21m)

Utility

8' 2" x 4' 11" (2.48m x 1.50m)

Office

8' 8" x 7' 7" (2.63m x 2.31m)

Double Garage

14' 4" x 20' 1" (4.38m x 6.11m)

FIRST FLOOR

Landing

Bedroom 1 with Dressing Area

14' 7" x 18' 9" (4.45m x 5.72m)

Bedroom 1 Ensuite

8' 8" x 4' 6" (2.63m x 1.38m)

Bedroom 2

14' 2" x 9' 3" (4.33m x 2.83m)

Bedroom 2 Ensuite

3' 10" x 9' 3" (1.18m x 2.83m)

Bedroom 3

9' 0" x 12' 8" (2.74m x 3.86m)



Bedroom 4

7' 7" x 12' 8" (2.30m x 3.86m)

Bedroom 5

8' 9" x 9' 2" (2.66m x 2.80m)

Family Bathroom

7' 9" x 9' 2" (2.35m x 2.80m)

EXTERNAL**Parking and Gardens**

Double garage – 1 Parking Space

Driveway – 2 Parking Spaces

On street & EV charging – 1 Parking Space



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Metered Estate Gas Tank. 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.

Directions

The property can be located by using What3Words - [///derailed.debating.sloping](#) or via the Post Code CA11 0FQ. A For Sale board has also been erected for identifying purposes.

Referral Fees & Other Payments

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, Beyond Conveyancing Ltd): £120 to £240 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.









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Approximate total area⁰¹

2111 ft²

195.9 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
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C		76	83
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				

England, Scotland & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		



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