



Carleton Village

£425,000

15 High Cup Heights, Carleton Village, Penrith, CA11 8FX

Welcome to "The Sanderson," an immaculately presented, newly built home that embodies the perfect blend of contemporary style and comfortable living. Whether you're starting a family or looking for more space, this home offers endless possibilities to make it truly yours within a vibrant community.

Catering to all your family needs with easy access to local amenities, schools and transport links close by. Practicality is at the forefront with the inclusion of a utility room and a driveway providing off-street parking with the added benefit of an integral garage.

Quick Overview

4 Bedroom detached family home

Bedroom 1 with fitted wardrobes and En-suite

Immaculately presented

Impressive kitchen/ dining/ family room with Bi fold doors

Established landscaped garden

Driveway

Integral garage

Close to local amenities, walks and cycle routes

Ultrafast broadband available

Property Reference: P0526



4



2



1



B



Ultrafast
broadband
available



Drive way &
integral garage



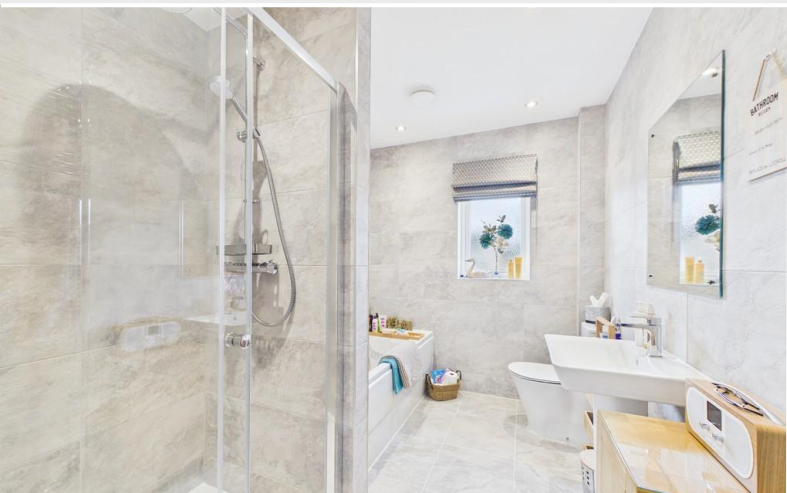
Kitchen/ diner/ family room



Kitchen/ diner/ family room



Living Room



Bathroom

As you step inside, your eyes are drawn to the carpeted stairs leading upwards, promising cosy retreats above. To your left, the living room beckons—a space designed for relaxation and warmth. Natural light floods the room through a double glazed window, perfectly framing the front aspect and creating a bright, airy atmosphere that invites you to unwind.

The heart of the home is undoubtedly the kitchen/ diner/ family room. The kitchen boasts a central island and is designed for both the passionate cook and the avid entertainer. Boasting a 5 ring electric Induction hob, double oven, with one doubling as a microwave for ultimate convenience. Integrated dishwasher with a availability for a free standing fridge/ freezer. For those who appreciate the finer things in life, a sleek wine cooler stands ready to keep your favourite vintages at the perfect temperature, adding a touch of sophistication to your gatherings. Stainless steel sink with ample worktop space, wall and base units. Bi-fold doors seamlessly connect the interior to the beautifully landscaped rear garden, creating a seamless flow for indoor-outdoor living.

Convenience is key in this thoughtfully designed home, with direct access to the garage from the hall, making everyday tasks a breeze. There is also a downstairs WC and utility room providing a availability for a washing machine and access to side aspect.

Upstairs, you'll find four generously sized double bedrooms, each offering ample space and natural light, while the spacious landing enhances the sense of openness. Bedroom 1 is a true sanctuary, complete with fitted wardrobes and En-suite, providing a peaceful haven to unwind after a long day. A large double glazed window offers views to the front aspect with views to the Pennines in the distance. The En-suite comprises of, shower with waterfall feature, basin, WC and heated towel rail. Bedroom 2 is a large double bedroom with double glazed window to rear aspect. Bedroom 3 is another generous double bedroom with double glazed window to front aspect. Bedroom 4 is a small double bedroom currently utilised as a home office. Four piece family bathroom comprises of, bath, separate shower with waterfall feature, basin and WC with heated towel rail.

As you approach the property, you'll be greeted by a low maintenance front garden, thoughtfully designed with a monoblock driveway that comfortably accommodates two vehicles. The neatly grassed area is complemented by a selection of shrubs, adding a touch of greenery and charm. The rear garden is well established and features a variety of trees of different sizes, grassed lawn, shrubs and patio perfect for alfresco dining, all completed with a wooden fence boundary. There is also a garden shed and summerhouse.

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 doctors' surgery. Good transport links including bus services and railway station provide links to North and South and M6 motorway.

Accommodation with approx. dimensions



Kitchen/ diner



Kitchen/ diner



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Ground Floor

Entrance Hall

Kitchen/ diner/ family room 24' 7" x 13' 2" (7.49m x 4.01m)

Living Room 15' 1" x 11' 10" (4.6m x 3.61m)

Utility Room 4' 7" x 8' 0" (1.4m x 2.44m)

Downstairs WC

Garage 17' 9" x 8' 2" (5.41m x 2.49m)

First Floor

Bedroom One 15' 1" x 11' 10" (4.6m x 3.61m)

En-suite

Bedroom Two 14' 5" x 8' 10" (4.39m x 2.69m)

Bedroom Three 12' 10" x 8' 10" (3.91m x 2.69m)

Bedroom Four 10' 10" x 8' 10" (3.3m x 2.69m)

Bathroom

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band E

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

Service Charge

We have been advised there is a Service Charge of £150 p/a for the upkeep of communal grounds

Energy Performance Certificate

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

Directions

From Penrith, take Regional Route 71 to Carleton Avenue/ A686. Turn right into Carleton Avenue/ A686. Take Carleton Rd/ Regional Route 71 and Meldon Avenue to High Cup Heights. The property will be on the left hand side

What3words Location

///youth.relishing.aimless

Viewings

Strictly by appointment with Hackney & Leigh

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 (incl. 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)



Garden



Rear Aspect



Garden



Aerial view

Request a Viewing Online or Call 01768 593593

Penrith Sales Team

Jill Connon

Branch Manager & Property Valuer
01768 593593



jillconnon@hackney-leigh.co.uk

Sarah Beales

Sales Negotiator
01768 593593



penrithsales@hackney-leigh.co.uk

Emily Grundy

Sales Negotiator
01768 593593



penrithsales@hackney-leigh.co.uk

Steve Hodgson

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

Helen Holt

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: 01539 792032

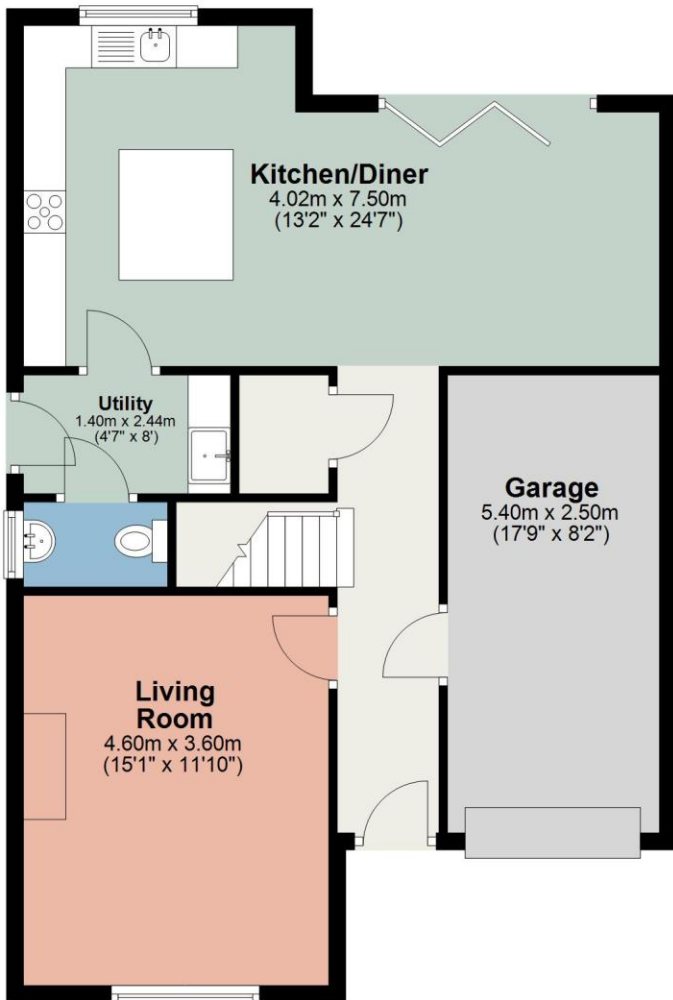


Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

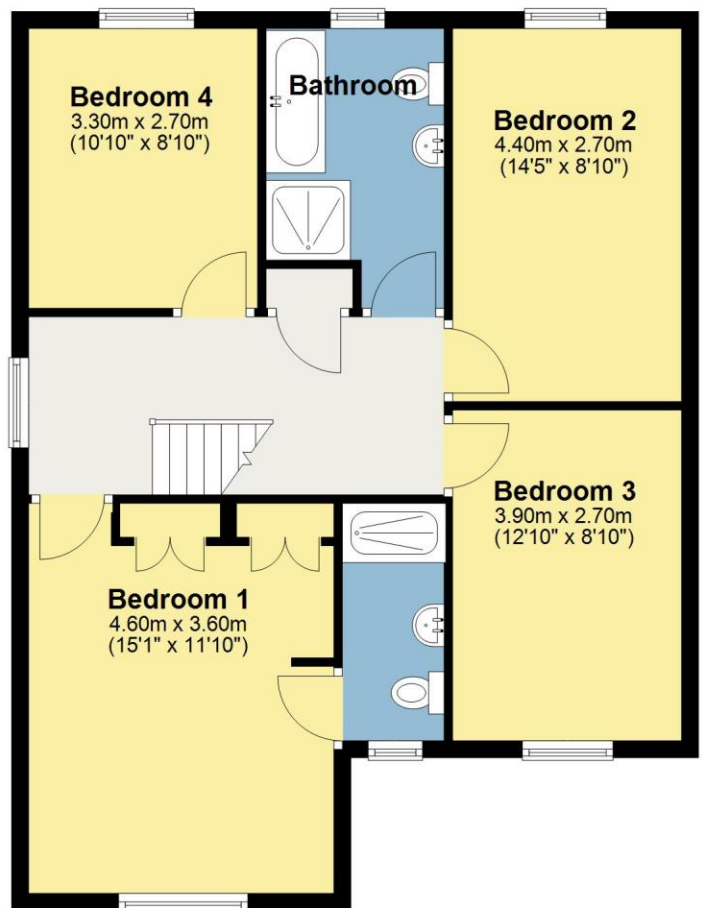
Ground Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



First Floor

Approx. 71.2 sq. metres (766.0 sq. feet)



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/03/2026.

Request a Viewing Online or Call 01768 593593