



2 Sunny Bank, Greystoke, CA11 0TR.

Guide Price £280,000

PFK

2 Sunny Bank

Greystoke, Penrith

Set in the heart of a picturesque village, this charming semi detached cottage at 2 Sunny Bank offers a wonderful blend of character and modern comfort. Thoughtfully extended, the property welcomes you with a cosy living room, perfect for relaxing evenings, alongside a practical hall/utility area that adds everyday convenience. The dining kitchen forms the heart of the home, providing a warm and inviting space for both cooking and entertaining.

Upstairs, the cottage features two well-proportioned double bedrooms, complemented by an interconnecting bathroom that enhances both accessibility and functionality. Each room enjoys a pleasant outlook, contributing to the home's light and airy feel while maintaining its snug, cottage charm.

Occupying a delightful corner plot, the property is surrounded by a beautifully maintained cottage garden, complete with multiple seating areas and a raised terrace just off the dining kitchen which is ideal for enjoying sunny days and al fresco dining. Additionally, the property benefits from planning permission for a single storey extension, offering an exciting opportunity for the new owner to further enhance and personalise this already lovely home.





2 Sunny Bank

Greystoke, Penrith

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.

Directions

2 Sunny Bank, Greystoke can be found using the postcode CA6 4QX and sits down a lane opposite the local shop via a gate [///snuggled.beaters.twilight](#) or alternatively this [what3words](#) shows the exact position of the property: [///blaze.needed.deriving](#)



- **Tenure: Freehold**
- **EPC rating D**
- **Council Tax Band: A**

ACCOMMODATION

Ground Floor

Living Room

11' 1" x 11' 8" (3.37m x 3.55m)

Hall/Utility

6' 11" x 8' 11" (2.12m x 2.73m)

Dining Kitchen

15' 6" x 10' 6" (4.73m x 3.20m)

First Floor

Bedroom

11' 1" x 12' 0" (3.38m x 3.65m)

Bathroom

7' 1" x 8' 5" (2.15m x 2.57m)

Bedroom

15' 7" x 10' 5" (4.74m x 3.18m)

Garden

The garden is a true highlight of the property, approached via a gate leading from a quiet lane, creating a lovely sense on arrival. It offers a generous lawned area bordered by well-stocked flower beds, providing colour and interest throughout the seasons. A further raised lawn houses a garden shed, while a raised terrace directly off the dining kitchen creates the perfect spot for outdoor dining and seating and is ideal for enjoying the surroundings and making the most of sunny days.

2 STORES also belong to the property to the right of the neighbours house.





ADDITIONAL INFORMATION

Services

Mains electricity, water & electric heating system. 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.

Referrals & 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): £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







Floor 0



Floor 1



Approximate total area⁽¹⁾

746 ft²

69.2 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		91
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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