



3 St. Cuthbert's Place, Penrith, CA11 8SP

Guide price £649,950





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ESTATE

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# 3 St. Cuthbert's Place

Penrith, CA11 8SP

- Immaculately presented detached property
- Beautifully maintained garden
- Desirable village location
- Multiple reception rooms
- Garage and private driveway
- Stunning countryside and fell views
- Four double bedrooms
- Exclusive residential development
- Large room sizes
- High quality finishes throughout

An impressive detached residence nestled within a prestigious development in the picturesque Eden Valley village of Edenhall.

This beautifully maintained property offers exceptional living space with four generous double bedrooms, three bathrooms, three reception areas, and a delightful sunroom. The home is enhanced by mature gardens extending across three sides and features an integral double garage with extensive driveway parking.

## Directions

On leaving Penrith on the A6 south, take the first exit off the Kemplay Bank roundabout, signed for Alston (A686). Continue on this road for around four miles and turn right at the sign for Edenhall. Follow this road into the village and turn left to St Cuthberts Place. The property is the third house on the right behind the beech hedge.



## Property Information

Built in 2004, this executive home showcases premium finishes throughout, including solid oak flooring and an elegant oak front door. The welcoming entrance hall features a striking staircase, practical built-in storage, and a convenient cloakroom.

The generous living room creates a warm atmosphere with its expansive bay window and charming multifuel stove set within a distinctive brick and oak fireplace. The formal dining room seamlessly connects to the bright sunroom, which opens onto the garden through French doors. A versatile third reception room provides flexible options as a study, snug, or family space.

The well-appointed dining kitchen boasts a Rangemaster range cooker and features quality beech cabinetry with integrated dishwasher. Adjacent to the kitchen, a practical utility room provides access to both a WC and the double garage, currently divided to provide a workshop or gym. A valuable craft room offers generous room for storage.

All four double bedrooms offer excellent proportions, with airing cupboard, three featuring built-in wardrobes and two boasting spectacular views across the Pennine fells. Two principal bedrooms benefit from ensuite shower rooms, while the family bathroom provides luxury with its bath and separate shower enclosure. An additional open landing area offers useful study space.

The property is surrounded by well-maintained gardens on three sides, featuring a lawned garden and an expansive rear private patio perfect for outdoor entertaining. The grounds provide garden storage and outbuildings including shed, log store and greenhouse. All complemented by generous off-road parking for multiple vehicles.

The location offers delightful countryside walks along the nearby River Eden or to the neighbouring village of Langwathby with its local amenities and public house.

The thriving market town of Penrith lies within easy reach, providing comprehensive shopping, leisure facilities, and schools. Excellent transport links include convenient access to the M6, A6, and A66, plus West Coast railway services offering direct London connections.

Services - Mains water, electricity and drainage, Oil central heating via a new condensing boiler.

## Kitchen

12'10" x 13'6" (3.93 x 4.12)

## Entrance

## Utility

9'5" x 5'6" (2.89 x 1.69)



**W.C.**

**Lounge**

**Hallway**

**W.C.**

**Reception/Music Room**

**Dining Room**

**Conservatory**

**Snug**

**Principal Bedroom**

**Principal Ensuite**

**Bedroom Two**

**Bedroom Two Ensuite**

**Bedroom Three/Studio**

**Bedroom Four**

**Study**

**Bathroom**

**Landing**

**Garage**

**Storage Room/Workshop**

**Store**

19'9" x 17'1" (6.03 x 5.23)

8'6" x 15'7" (2.61 x 4.76)

6'7" x 4'10" (2.03 x 1.49)

12'4" x 8'9" (3.76 x 2.68)

15'4" x 11'8" (4.68 x 3.57)

13'8" x 9'4" (4.18 x 2.85)

19'4" x 9'0" (5.90 x 2.75)

16'11" x 14'1" (5.17 x 4.31)

6'0" x 7'1" (1.83 x 2.17)

13'1" x 17'3" (4.01 x 5.28)

7'4" x 5'9" (2.24 x 1.76)

14'11" x 11'10" (4.55 x 3.63)

12'10" x 8'9" (3.93 x 2.69)

7'3" x 6'5" (2.22 x 1.96)

6'3" x 9'9" (1.92 x 2.98)

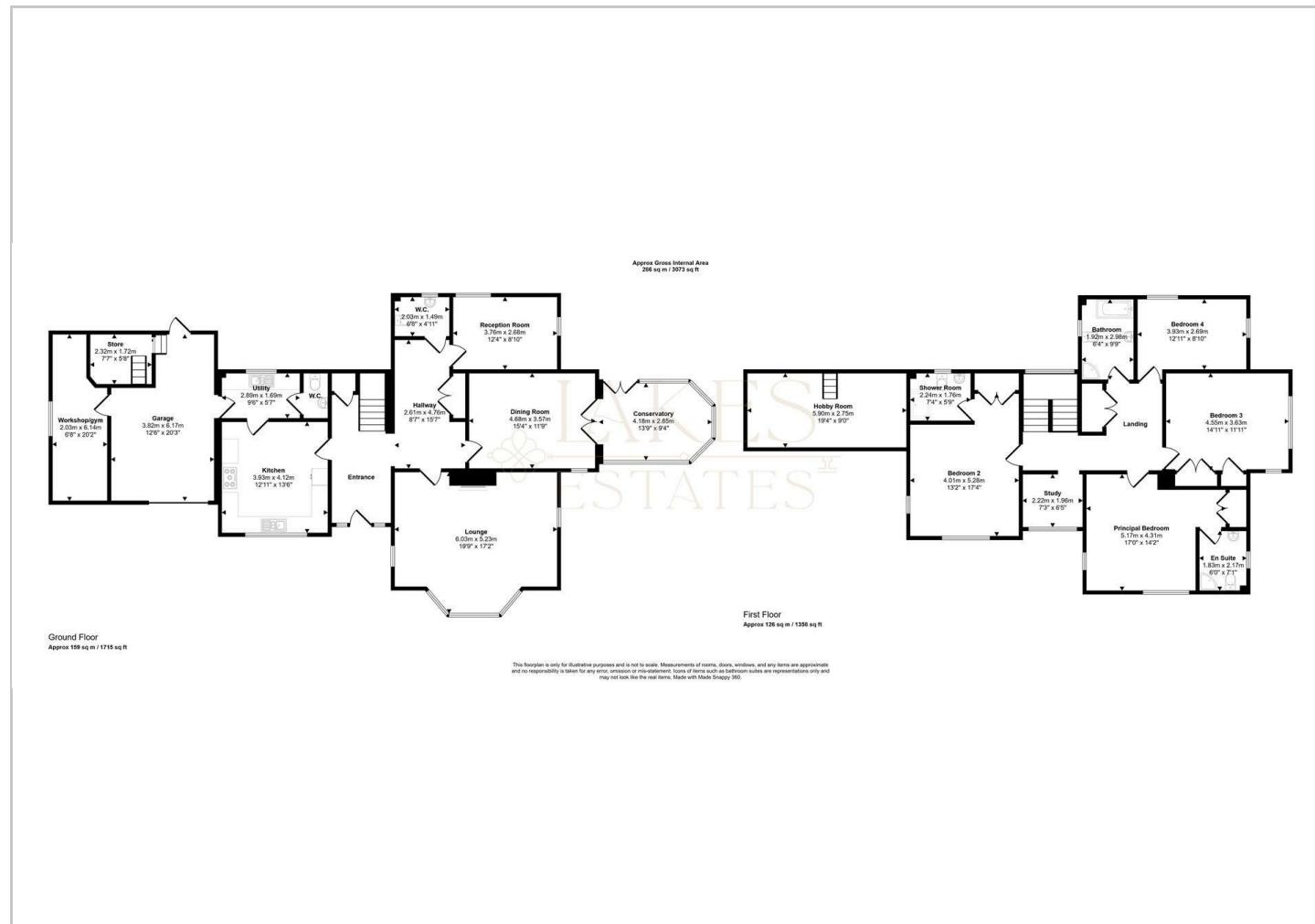
12'6" x 20'2" (3.82 x 6.17)

6'7" x 20'1" (2.03 x 6.14)

7'7" x 5'7" (2.32 x 1.72)



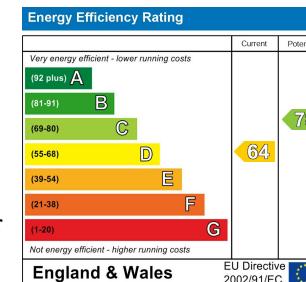
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,

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