



Fairbank, Stainton – CA11 0EE

Guide Price £350,000

PFK

Fairbank

Stainton, Penrith

Charming 2 Bedroom Detached Bungalow in Desirable Village Location

Set in a sought after village location and conveniently placed for access to both village and town amenities, this two bed detached bungalow offers a fantastic opportunity for buyers looking to create their ideal home. With spacious, well proportioned accommodation throughout, the property presents a blank canvas ready for new owners to put their own stamp on it.

The layout includes a generous entrance hallway with both a storage cupboard and an airing cupboard, leading through to a spacious living room that flows into the dining area and kitchen – which can also be accessed directly from the hallway.

To the rear of the property, a sunroom and conservatory provide peaceful spots to relax and enjoy the delightful garden views, with the good sized rear garden enjoying a lovely countryside outlook.

There are two double bedrooms and a well appointed bathroom featuring a four piece suite, completing the comfortable and flexible living space.



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Externally, the bungalow benefits from gardens to the front and rear, largely laid to lawn, an integral garage housing the boiler, and driveway parking offering ample parking facilities.

With its generous living spaces, stunning views, and convenient amenities, this property also boasts an attractive layout whilst enjoying an element of open plan living, ideal for modern family living.

This is a rare opportunity to acquire a bungalow in such a desirable and well connected location, offering space, potential, and a wonderful sense of home.





Fairbank

Stainton, Penrith

Located within easy travelling distance of Penrith and the M6, Stainton is a popular edge of Lake District village with a thriving community and range of local amenities. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. With the Ullswater valley less than four miles away it is an ideal base to explore this most appealing part of Cumbria.

- Two bedroom detached bungalow
- Well-proportioned accommodation
- Conservatory/Sunroom with lovely outlook
- Useful storage cupboards
- Good-sized garden with countryside views
- Gardens to front and rear
- Integral garage and driveway parking
- Council Tax Band D
- Tenure - Freehold
- EPC Rating E



ACCOMMODATION

Hallway

Kitchen

12' 4" x 10' 11" (3.77m x 3.34m)

Living Room

17' 0" x 13' 10" (5.17m x 4.21m)

Dining Area

11' 5" x 10' 11" (3.49m x 3.34m)

Sunroom

10' 5" x 4' 8" (3.18m x 1.42m)

Conservatory

18' 4" x 6' 5" (5.60m x 1.96m)

Bathroom

8' 4" x 9' 1" (2.53m x 2.77m)

Bedroom 1

14' 10" x 12' 5" (4.52m x 3.79m)

Bedroom 2

10' 5" x 12' 4" (3.18m x 3.76m)

Garage

12' 1" x 23' 4" (3.69m x 7.11m)



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage (installed July 2025).
Oil-Fired central heating and double glazing installed.
Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Directions

What3Words - [///forwarded.seagull.escaping](https://www.what3words.com/forwarded.seagull.escaping)
From Penrith take the A66 towards Keswick, at the roundabout take the second exit and then the first right towards Stainton. As you enter the village, the property is the third bungalow on the left hand side.





FRONT GARDEN

REAR GARDEN

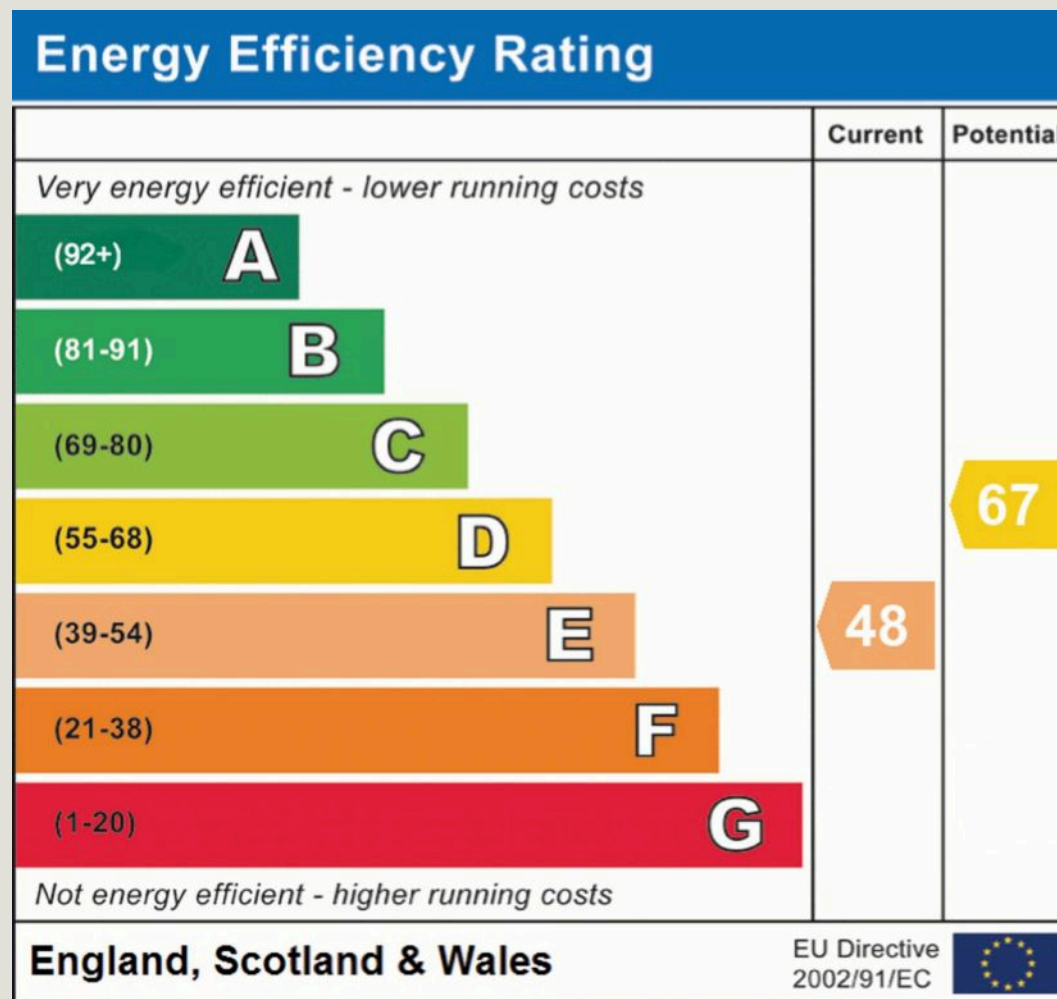
Driveway

3 Parking Spaces

Single Garage









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