



Petterill View, Laithes, Penrith, CA11 0AW

Guide Price **£445,000**

PFK

Petterill View

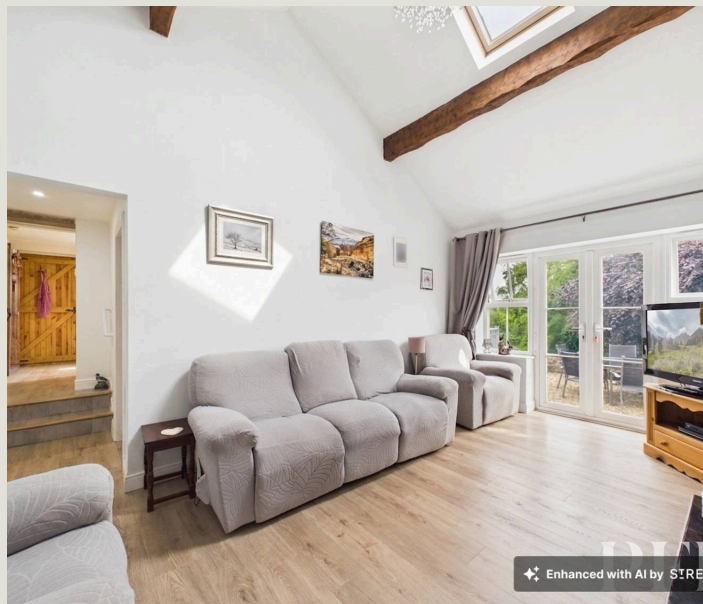
The Property:

A delightful four bedroom detached home, beautifully presented throughout and offering deceptively spacious and versatile accommodation, complemented by wonderful landscaped gardens, ample parking and a detached workshop garage.

Having been a much loved home for the current owners, this charming residence successfully combines character features with modern comforts, creating a property that caters exceptionally well to contemporary family life. Offering flexible accommodation that could suit a variety of lifestyles, including multi-generational living, the property enjoys a unique appearance, presenting itself very differently from the front and rear elevations, and must be viewed to be fully appreciated.

Entering from the rear, a stylish and highly practical utility/boot room provides the perfect everyday entrance. Fitted with an excellent range of wall, base and full height units, together with a ceramic sink and drainer, wall mounted boiler housed within cabinetry, and space for both a washing machine and tumble dryer, the room offers ample storage for coats, footwear and household essentials.

A doorway leads through to the hallway, which provides access to both the kitchen and living room.

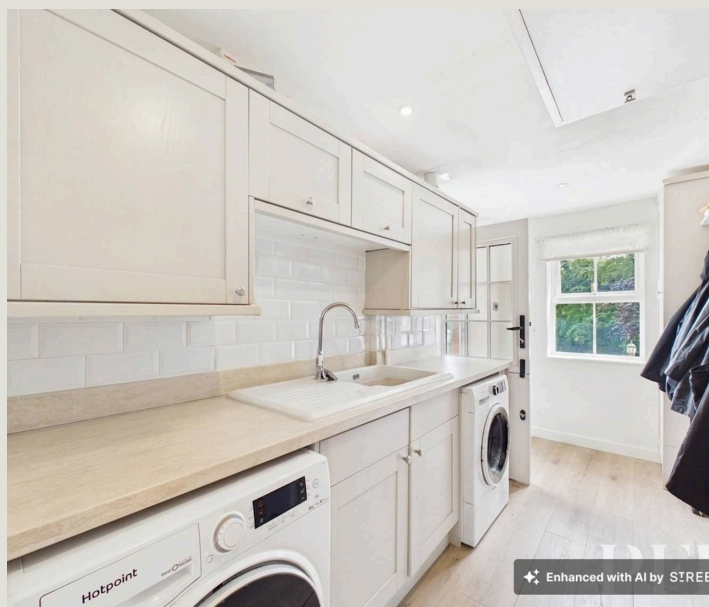


Petterill View

The property continued....

The living room is a particularly impressive space, flooded with natural light thanks to its vaulted and beamed ceiling and Velux roof window. A multi-fuel stove set within an attractive wooden fireplace surround creates a warm focal point, whilst patio doors open directly onto the gravelled garden, seamlessly connecting the indoor and outdoor spaces. An inner hallway leads from the living room and provides useful storage and hanging space, together with access to a contemporary shower room and what is currently utilised as the principal bedroom. Positioned to the rear aspect, this comfortable double bedroom benefits from fitted storage, whilst the shower room has been thoughtfully designed in a modern wet room style and incorporates a shower area, WC, wash hand basin and underfloor heating.

A small flight of steps leads up to the beautifully appointed kitchen, fitted in recent years by the current owners. The shaker style cabinetry is complemented by quality work surfaces and incorporates a ceramic sink with drainer and Zip Tap hot water facilities, together with an integrated dishwasher. A freestanding Belling range cooker sits neatly within a sandstone edged recess, creating a charming focal point, whilst space is available for a tall fridge freezer.



Petterill View

continued....

The kitchen flows through to the spacious dining room, a wonderfully versatile room that forms the heart of the home. A wood burning stove set within an attractive stone fireplace creates a cosy seating area, while twin rear facing windows allow plenty of natural light to fill the room. A useful understairs pantry provides additional storage, whilst stairs rise to the first floor and an external door leads to the front of the property. The dining room also provides access to a further ground floor room, currently utilised as Bedroom Four, which could equally serve as a snug, home office, hobby room or playroom depending on individual requirements.

To the first floor, the landing leads to two further double bedrooms, both enjoying pleasant views over the gardens and surrounding countryside beyond. The family bathroom is beautifully appointed and fitted with a four piece suite comprising WC, wash hand basin, separate shower enclosure with electric shower, and a delightful claw-foot bath. Stylish panelling and carefully chosen finishes enhance the property's charming cottage character.

Externally, the property continues to impress. Positioned to the side and rear, the beautifully landscaped gardens provide a wonderful extension to the living accommodation. A gravelled parking area offers space for approximately three vehicles and is complemented by a detached workshop garage.



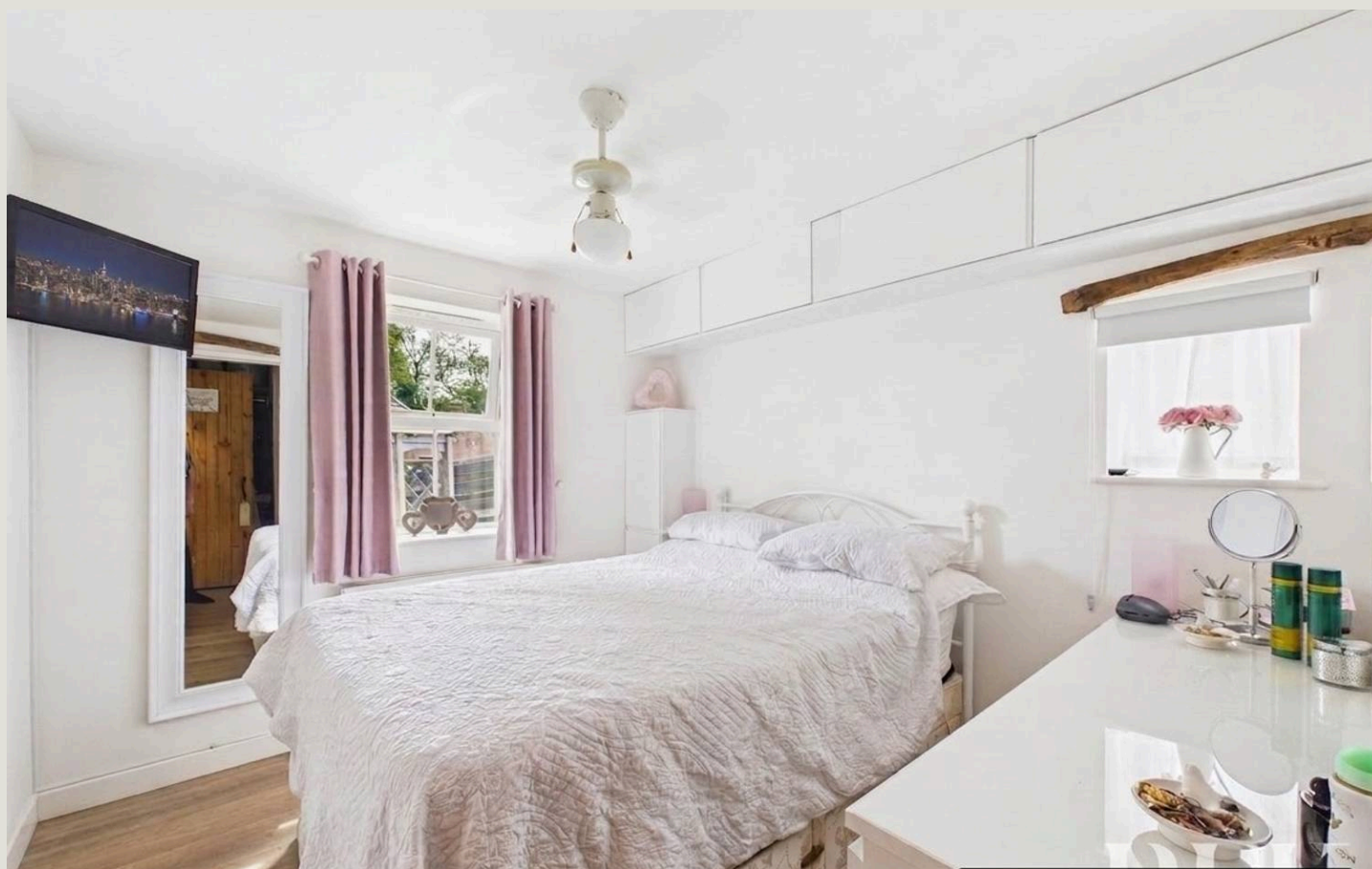
Petterill View

continued...

The gardens themselves have been thoughtfully designed and lovingly maintained, featuring extensive lawns, established flower beds, raised planters, mature shrubs and specimen trees. Further additions include a greenhouse, garden shed, flagged patio and excellent storage beneath the elevated decked verandah.

Taking full advantage of the property's elevated position, the decked verandah and gravelled seating areas provide ideal spaces for alfresco dining, entertaining and family barbecues, all while enjoying the attractive garden outlook.

In summary, this charming detached home offers a superb combination of character, flexibility and practicality. Enhanced by its beautiful gardens and peaceful village setting, yet conveniently positioned for access to neighbouring amenities, it presents an excellent opportunity to acquire a home capable of adapting to a wide variety of lifestyles.



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Petterill View

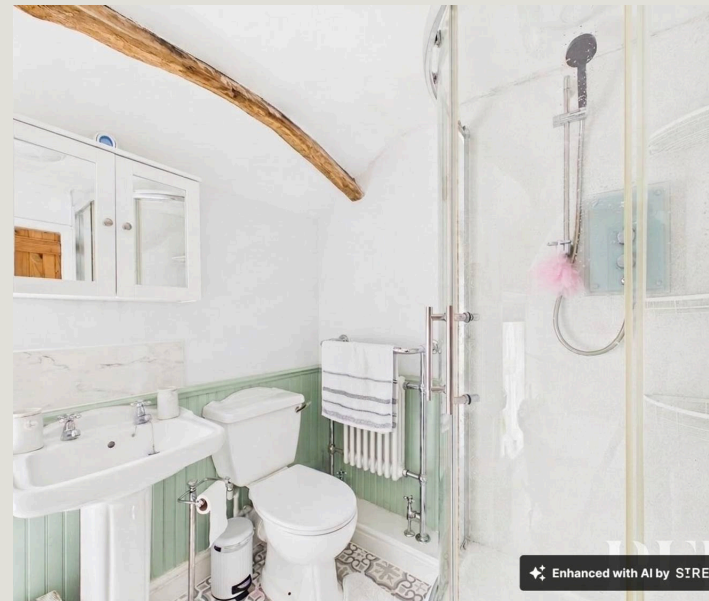
Location:

Laites is a peaceful hamlet located in attractive countryside a few minutes' drive north of the market town of Penrith. 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. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41. The Lake District National Park is also within easy driving distance.

- **Substantial 4 Bed Detached Home**
- **Flexible Accommodation with Ground & First Floor Bedrooms**
- **Two Reception Rooms & Useful Utility/Boot Room**
- **Shower Room & Bathroom Facilities**
- **Delightful Landscaped Gardens with Raised Beds & Lawn**
- **Raised Decked Area with Storage Beneath**
- **Greenhouse, Garden Shed & Garage/Workshop**
- **Tenure: Freehold**
- **Council Tax: Band - D**
- **EPC rating E**



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ACCOMMODATION

GROUND FLOOR

Rear Entrance - Utility

6' 1" x 12' 2" (1.86m x 3.72m)

Living Room

10' 7" x 16' 2" (3.22m x 4.94m)

Kitchen

6' 8" x 12' 0" (2.04m x 3.65m)

Front Entrance - Dining Room

16' 1" x 12' 2" (4.89m x 3.71m)

Bedroom 1

8' 8" x 9' 8" (2.63m x 2.95m)

Shower Room

Bedroom 4

7' 1" x 11' 9" (2.15m x 3.59m)

FIRST FLOOR - LANDING

Bedroom 2

7' 9" x 12' 3" (2.35m x 3.73m)

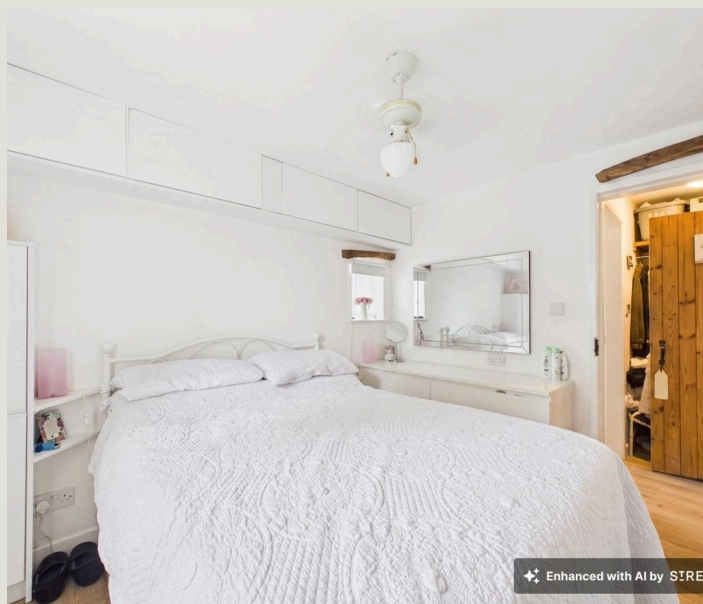
Bedroom 3

7' 0" x 11' 11" (2.14m x 3.62m)

Family Bathroom

EXTERNAL

Garage / Shed





EXTERNALLY

Garden

Delightful, established gardens run from the side to the rear, with an array of established beds, lawn, raised beds, shrubs and trees, all complemented by a greenhouse, garden shed and garage. A raised decked patio, with storage beneath, and low maintenance gravelled area provide lovely seating points and ideal BBQ spots.

Off street

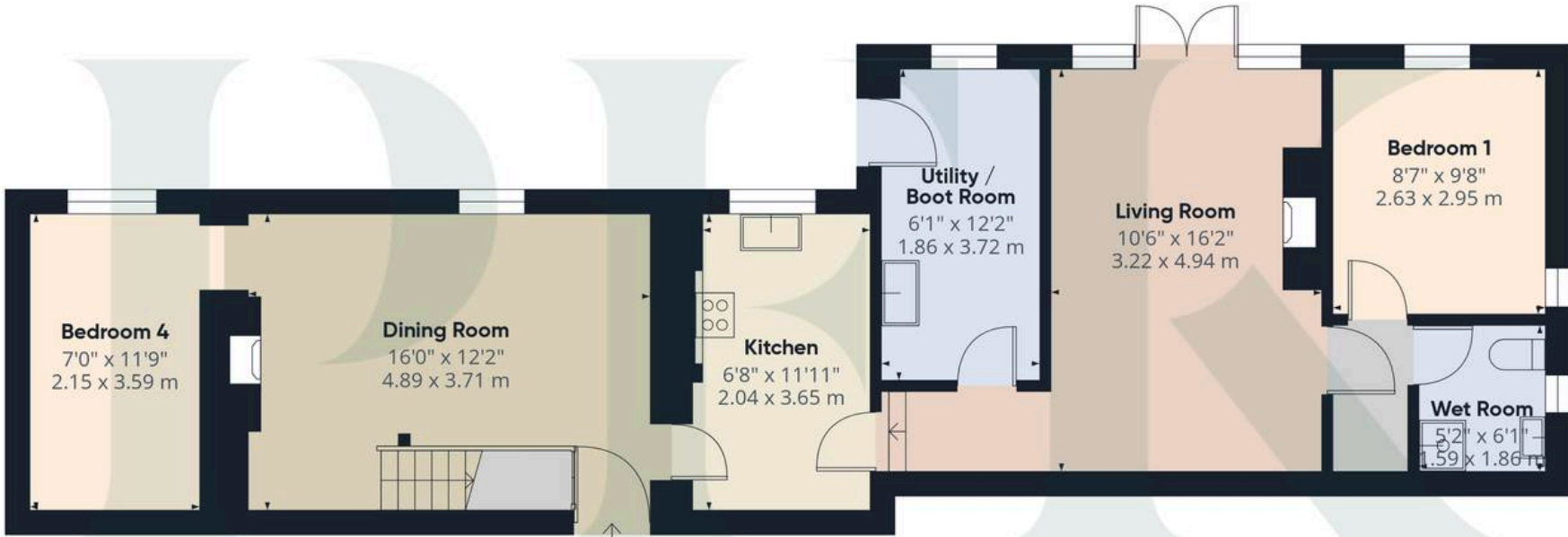
Directions

The property can be located by using What3Words - [///slides.prank.smoothly](https://www.what3words.com////slides.prank.smoothly) or via the Post Code CA11 0AW. A For Sale board has also been erected for identifying purposes.





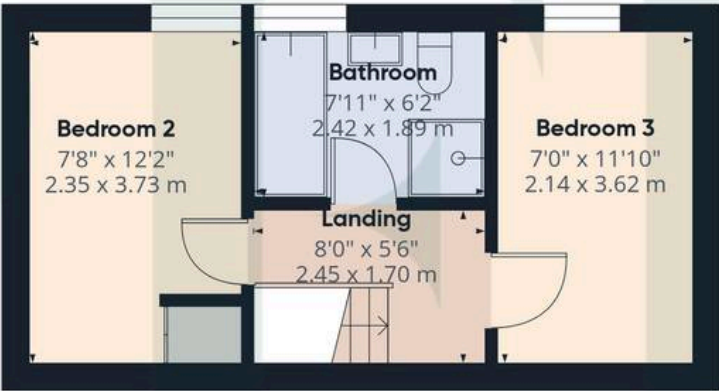




Floor 0

Approximate total area⁽¹⁾

1017 ft²
94.6 m²



Floor 1



(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.

ADDITIONAL INFORMATION

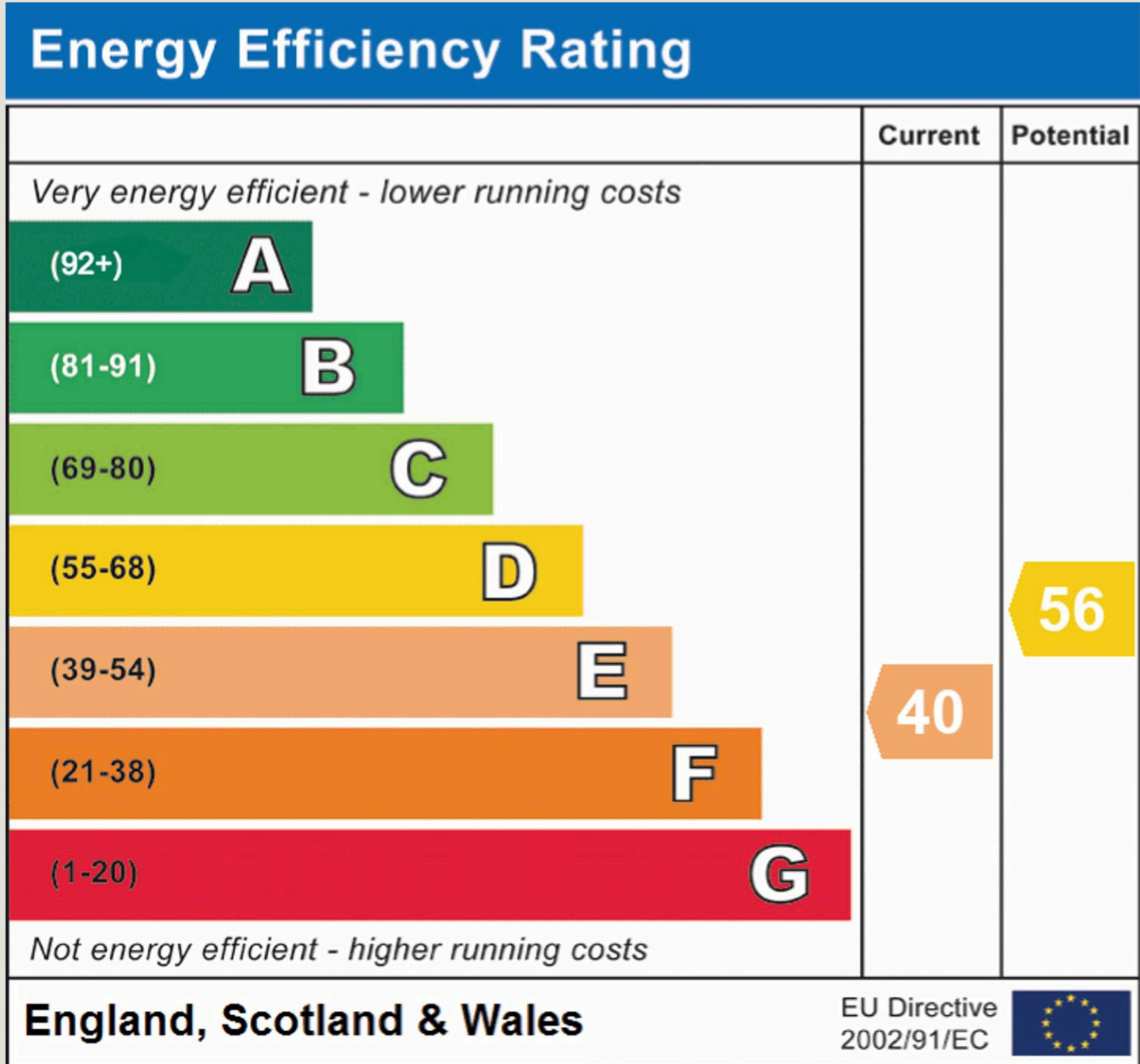
Services

Mains electricity, water and drainage. LPG Central Heating. Underfloor heating to the wet room. 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, 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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