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Residential  
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## **Cottesloe, Greystoke Gill, Greystoke, Penrith, CA11 0UQ**



- **Exceptional, Accessible and Ultra Efficient, Large Detached Bungalow**
- **Beautiful Serene Hamlet Location 1 Mile from Greystoke**
- **Large Open Plan Living Room-Dining Room-Kitchen, Over 700 Sq. ft**
- **4 Double Bedrooms, 2 En-Suite Shower Rooms + House Shower Room**
- **Beautiful and Accessible Garden with Stone Fire Pit, Circa 1/3 Acre**
- **Off Road Parking for Several Vehicles with EV Charging Point**
- **Air Source Heat Pump with with Underfloor Heating and a High Level of Insulation**
- **Photovoltaic Solar Panels with Battery Storage**
- **Tenure - Freehold. EPC Rate - A**
- **Currently Assessed for Business Rates - Nil Rate Band**

**Asking price £750,000**

Tucked away in a beautiful and peaceful hamlet, just 1 mile from the delightful community of Greystoke and a 6 mile drive from Penrith, Cottesloe has been transformed by the current owner to create exceptional, chic living space, combined with ultra high efficiency and allowing accessible accommodation suitable for those with mobility needs, without compromise to style and design.

With over 1,700 Sq. ft (157 Sq. m) of floor space, including an open plan living room/dining room/kitchen which alone is almost the size of a standard 3 bedroom house, four double bedrooms, two en-suite shower rooms and a house shower room, the bungalow allows comfort and flexibility for families, large or small.

Being set in about a third of an acre of immaculate garden, Cottesloe enjoys a tranquil location with a good degree of privacy, combined with a high level of direct sunlight throughout the day from the large stone terrace by the living room to the sheltered courtyard and the gorgeous stone built firepit.

There are several stand out features to Cottesloe, one of them being the exceptionally high level of energy efficiency, with underfloor heating throughout, photovoltaic solar panels and battery storage, this magnificent home gives an almost unheard of EPC rating of A

In summary, this detached bungalow in Greystoke is a wonderful family home, offering generous living space, modern conveniences, and a prime location. It is a property that truly deserves your attention.

### **Location**

From Penrith, head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout, signposted to Greystoke. Follow the road into the village of Greystoke and continue towards Motherby. Approximately 0.4 miles from the middle of Greystoke, turn left, signposted to Greystoke Gill. Take the first left turn, again signposted to Greystoke Gill and in the middle of the hamlet, Cottesloe is on the left.

The what3words position is; hosts.shoelaces.dragging

### **Amenities**

In the village of Greystoke there is a village school, church, village shop and post office and a public house. All main facilities are in Penrith, a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property.

Heating is via an air source heat pump supplemented by solar panels with battery storage.

### **Tenure**

The property is freehold.

The property is currently registered for Business Rates.

The rateable value from April 2026 is £3,700 and under the small business relief the amount payable is nil.

## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through a broad, opaque double glazed door, with side window to the;

### Hallway 20'11 x 6'5 (6.38m x 1.96m)

A broad double glazed door, with side window opens to the rear courtyard. The flooring is engineered wood with underfloor heating and the ceiling has recessed downlights. A large recessed cupboard houses a 500 L pressurised hot water tank, the MCB consumer unit and the battery storage & inverter for the solar power. Doors from the hall lead to the living room, dining kitchen, and bedroom one. A passage away from the hall leads to bedrooms 2, 3 and 4 and the house shower room. A ceiling trap gives access to the insulated loft space.



### Dining Kitchen & Living Room 38' x 19'5 (11.58m x 5.92m)

Throughout this fabulous open plan room the ceiling is open to the Apex and uPVC double glazed windows face to the front and rear, including patio doors, which give a high-level of natural light and making this an ideal room for large family event events or entertaining.



The kitchen is fitted with a range of sapele wood veneer fronted wall and base units with a quartz composite slate effect work surface incorporating a 1-1/2 bowl sink with carved drainer and mixer tap. A built-in Bosch electric double oven is mounted at mid height and a central island to match the units, with breakfast bar also has a five ring ceramic hob. There is housing for an American style fridge freezer and a separate unit with plumbing for the washing machine and space for a tumble dryer. The flooring in the kitchen area is ceramic tiled with underfloor heating.



In the seating area, a built in unit has been designed to house a large flatscreen TV with a remote controlled flame effect electric fire below. The large double glazed patio doors with side windows slide back to give access to the terrace on the south east side of the bungalow and look out across the garden and the surrounding wWoodland.



The flooring in the seating and dining area is engineered wood with underfloor heating and there is a five amp lighting circuit.

### **Bedroom One 14'6 x 13'2 (4.42m x 4.01m)**

Being designed without compromise for those with mobility needs, the flooring is engineered wood with underfloor heating and double glazed windows to 2 sides give high-level of natural light and lookout onto the garden and surrounding village. A broad door opens to the;



### **En-Suite Shower/Wet Room 6'3 x 9'6 (1.91m x 2.90m)**

In the shower area there is a tiled, fixed in bench seat with a two head mains fed shower over. There is a contemporary toilet and wall mounted wash basin. The walls are mostly tiled, in soldier courses, the ceiling has recessed downlights and the floor is waterproof moulded with a drain point. There is an extractor fan, an electric heated towel rail and a uPVC double glazed window.



### **Bedroom Two 10'6 x 13'6 (3.20m x 4.11m)**

The flooring is engineered wood with underfloor heating. There are bed head wall lights and a uPVC double glazed window overlooking the rear courtyard. A door opens to the;



### **En-Suite Shower Room 7'10 x 8'6 (2.39m x 2.59m)**

Fitted with a contemporary toilet, wash basin with waterfall tap and drawer below. There is a large shower enclosure with a twin head mains fed shower and herringbone ceramic tiling to two sides. The floor is tiled, the ceiling has recessed downlights and there is an extractor fan, an electric heated towel rail and a uPVC double glazed window.



### **Bedroom Three 13'3 x 9'4 (4.04m x 2.84m)**

The flooring is engineered wood with underfloor heating. There are bed head wall lights and a uPVC double glazed window overlooking the forecourt garden and the village.



### **Bedroom Four 11'4 x 9'4 (3.45m x 2.84m)**

The flooring is engineered wood with underfloor heating. There are bed head wall lights and a uPVC double glazed window overlooking the forecourt garden and the village.



### **Shower Room 9'11 x 6'2 (3.02m x 1.88m)**

Fitted with a contemporary toilet, wash basin with waterfall tap and drawer below and there is a large shower enclosure, tiled to three sides with vertical ceramic tiled tiles and a mains fed shower. The flooring is ceramic tiled, the ceiling has recessed downlights and there is an extractor fan, an electric heated towel rail and a uPVC double glazed window.



### **Outside**

Cottesloe is set in approximately a third of an acre of impeccably maintained gardens which are also fully accessible to wheelchair and mobility aid users as well as offering a good degree of privacy and a high level of direct sunlight.



A drive from the roadside leads up to a large parking and turning area, suitable for several cars and having an EV charging point.

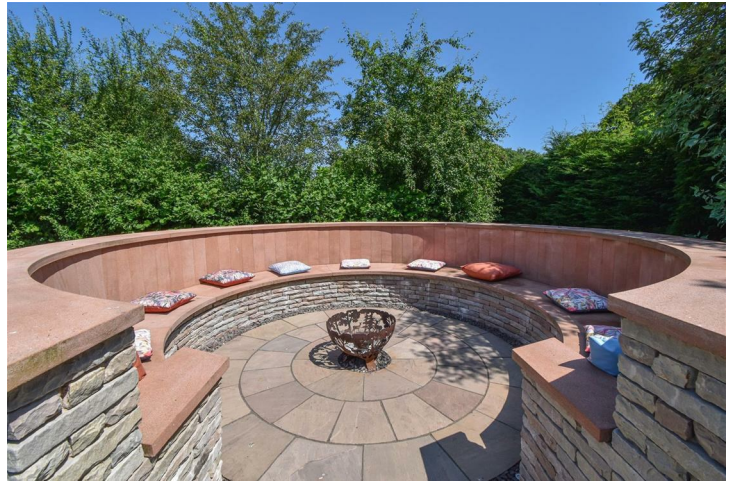


Two gates from the parking area open to the main garden and a broad stone flagged path with an attractive garden to the side laid to lawn and interspersed with a variety of shrubs and flowering plants, leads from the parking area to the front door and continues across the front of the bungalow to a gate leading to the side.



The main garden is on the south east side of the bungalow with a large stone flagged patio, accessed from the living room, with a lawn garden around interspersed with shrubs and having a step free stone flagged path with hidden lighting, leading to an attractive circular fire pit with stone seating around.

The shrub and hedge borders create a wonderful wildlife Haven, attracting many animals including red squirrels, and also gives a high degree of privacy.



A large stone flagged courtyard to the rear of the bungalow also has a garden shed with light and power point.

To the side of the bungalow there is the Vaillant air source heat pump which provides the central heating and hot water also supplemented from the solar panels with the battery storage packs.



### **Anti Money Laundering Requirements**

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

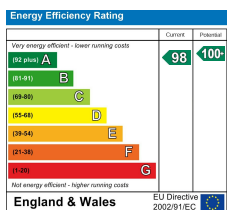
Average referral fee earned in 2024 was £253.00

GROUND FLOOR  
1690 sq.ft. (157.0 sq.m.) approx.



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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