



Dacre Garth, Stainton, Penrith, CA11 0EP

Guide Price £550,000

PFK

Dacre Garth

The property:

Welcome to Dacre Garth, a stunning 4 bedroom detached barn conversion in Stainton, Penrith.

Dacre Garth is an exceptional barn conversion, beautifully blending traditional character with contemporary living. Featuring exposed stonework, wood panelling, and a stone flagged kitchen floor, the property exudes warmth and charm throughout.

The ground floor comprises a lounge with a character arched window and door with wood burning stove, a snug or home office, a third reception room and modern family bathroom, offering versatile family living.

The staircase leads you from the lounge up to an impressive vaulted mezzanine landing with an additional seating area. The first floor offers four double bedrooms, two with vaulted ceilings, including bedroom 2 with access via a concealed ladder to an attic playroom, perfect for children.

Additional features include solar panels, 2 off street parking spaces, a garage, and an enviable location next to The Kings Arms Inn, which also incorporates the village shop and post office, placing everything the village offers right on your doorstep. Dacre Garth represents a superb opportunity to acquire a characterful, family friendly home in the heart of Stainton, close to Penrith and the Lake District.



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Stainton, Penrith

The location:

Stainton is a highly sought after and picturesque village set on the edge of the Lake District National Park, offering an excellent balance of rural charm and accessibility. The village lies a short drive from Penrith town centre, which provides a wide range of amenities and mainline rail services. Excellent road connections are available via the nearby A66, providing east west access, and the M6 (Junction 40) for north south travel. The popular Ullswater lakeside villages of Pooley Bridge, Patterdale and Glenridding are within easy reach, offering exceptional opportunities for walking, boating and outdoor pursuits amid some of the Lake District's most celebrated scenery.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

Directions

Dacre Garth can be located using the postcode CA11 0EP and identified by a PFK For Sale board. Alternatively by using What3Words: //florists.sling.leave



ACCOMMODATION

Entrance

Kitchen

18' 0" x 17' 2" (5.48m x 5.22m)

Snug / Office

13' 9" x 8' 10" (4.18m x 2.68m)

Inner Hallway

Bathroom

10' 7" x 6' 9" (3.23m x 2.07m)

Lounge

17' 11" x 16' 6" (5.46m x 5.02m)

Reception 3

16' 4" x 8' 8" (4.99m x 2.65m)

FIRST FLOOR

Mezzanine Landing

Mezzanine Seating Area

12' 9" x 8' 3" (3.89m x 2.52m)

Inner Landing

Bedroom 1

18' 3" x 17' 0" (5.55m x 5.17m)

En-Suite

6' 0" x 5' 5" (1.83m x 1.65m)

Bedroom 2

10' 4" x 9' 3" (3.14m x 2.83m)

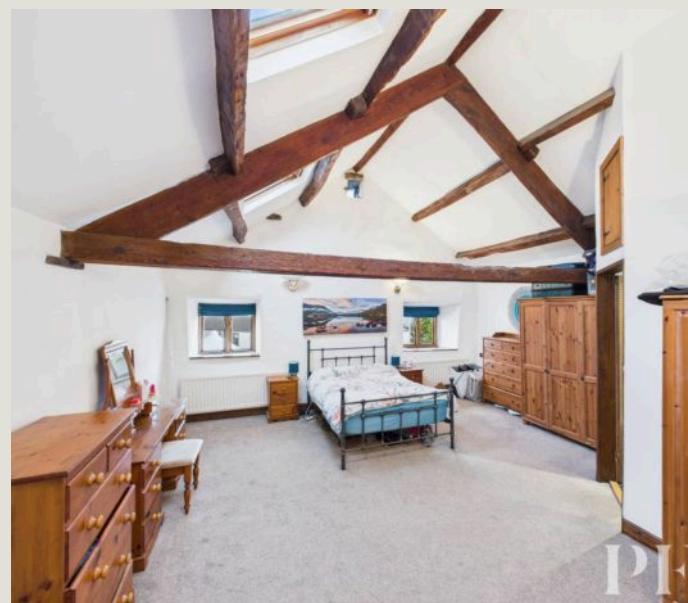
Bedroom 3

12' 4" x 8' 6" (3.77m x 2.58m)

Bedroom 4

16' 7" x 8' 10" (5.06m x 2.69m)

With vanity unit and steps up to mezzanine level.



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Floor 0

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Floor 1

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil central heating; double glazing installed throughout. 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.

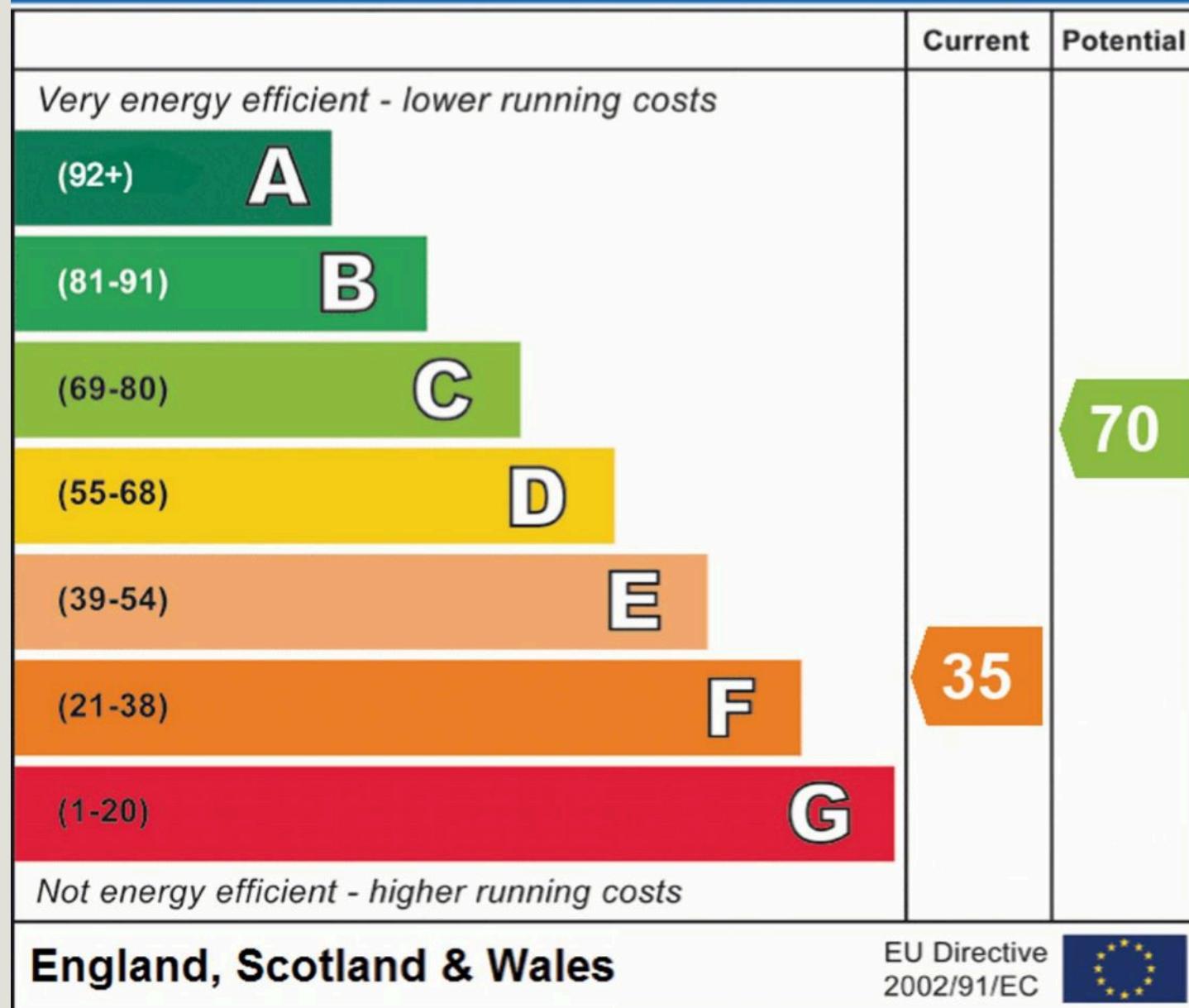
Solar Panels & Battery Storage

The property benefits from a solar photovoltaic panel system with battery storage, installed in March 2023 by Love Solar. The system includes panels with a stated peak output of approximately 6kW and a battery with a stated capacity of approximately 9kWh. According to the seller, the system is used to generate electricity for on-site use, battery charging and water heating, with surplus electricity exported to the grid under an existing tariff arrangement. The battery is also configured to charge overnight on an off-peak tariff and discharge during the day, supplemented by solar generation. An essential circuit is understood to provide limited power to selected lighting, internet equipment and socket outlets in the event of a power cut, subject to battery charge levels. The agent has not tested the system, and purchasers are advised to verify performance, capacity and tariff details independently.

Referral Fee Disclosure

PKF 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, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50

Energy Efficiency Rating





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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