



## Stainton

**£450,000**

Sunnyside , Stainton, Penrith, CA11 0EP

Located in the popular village of Stainton, on the outskirts of the stunning Lake District National Park, this delightful detached house offers a perfect blend of rustic charm, with its wooden beams and stone accents throughout. Inside discover a spacious living room with pitched ceiling, wooden beams and stone features which create a cosy, yet grand atmosphere. Above, a unique mezzanine overlooks the living space, offering a versatile area that could serve as a home office or reading nook.

The farmhouse-style kitchen/ diner is a culinary haven, while a separate dining room boasts the flexibility to be converted into a third bedroom if desired, catering to your evolving needs. Additionally, there is a driveway for ample parking, carport and double garage.



Ultrafast  
broadband  
available

Double garage &  
driveway

### Quick Overview

2 Bedroom detached house

Charming kitchen/ diner

Separate dining room/ 3rd bedroom

Impressive living room with pitched ceiling

Mezzanine

Idyllic village location

Gardens

Driveway

Double garage

Ultrafast broadband available

Property Reference: P0510



Kitchen



Living Room



Dining Room/ Bedroom Three



Mezzanine/ study

The entrance hall is adorned with elegant stone flooring and sets the tone for the rest of the property. To your right, the heart of the home awaits: a charming kitchen/ diner that exudes a quintessential countryside feel. Here, traditional wooden beams grace the ceiling, adding a touch of rustic elegance. The kitchen is well-equipped with a Rayburn stove, ideal for those who love to cook and a separate oven to cater to all your culinary endeavours. Stainless steel sink with hot and cold taps, integrated dishwasher with ample wall and base units. Enjoy quiet family meals, surrounded by the warmth and character that only a home like this can provide. The separate dining room offers an inviting space to host guests and make memorable dinner parties and gatherings. However, the true beauty of this room lies in its flexibility. Should your needs change, this space can effortlessly transform into a comfortable double bedroom on the ground floor.

Continue along the hallway to discover the impressive and spacious living room, with its pitched roof, wooden beams and multi fuel log burner and beautiful hearth. This inviting space includes a dedicated section for your selection of beverages and decanters. Overlooking the living room is the mezzanine/study, providing a versatile area for work or relaxation. Beyond the living room is the front porch allowing access to the front aspect. The family bathroom, with its freestanding bath invites you to unwind and soak away the stresses of the day. This three-piece suite is complemented by a modern WC, basin and heated towel rail, ensuring warmth and comfort throughout the year.

Bedroom 1 is a spacious haven with fitted wardrobes that offer ample storage for your belongings. A unique highlight of this bedroom is its direct access to the side garden via a charming little bridge. Imagine stepping out into your own private oasis, where you can enjoy morning coffee or unwind with a good book amidst the tranquillity of nature. Three-piece En- suite comprises of, shower, WC and basin. Leading from this bedroom, a couple of steps take you up to a delightful mezzanine. With its sloping ceilings and wooden beams, this charming space overlooks the living room below, creating a sense of openness and connection throughout the home. Currently utilised by the homeowners as a home office/ study, this versatile area offers the perfect spot for productivity and creativity. Bedroom 2 is an equally impressive double bedroom with its own three-piece En-suite shower room.

The front garden comprises of grassed lawn, mature shrubs and trees of various sizes and is bordered by a charming stone wall. The side garden is a delightful retreat, featuring a patio ideal for alfresco dining and enclosed by a wall and wooden fence boundary. The front garden is equally enchanting, with a grassed lawn, mature shrubs and trees, all bordered by a charming stone wall. Additionally, there is a driveway for ample parking, carport and double garage which boasts an electric door for easy access. This versatile space doubles as a utility area, housing a washing machine, tumble dryer and an extra freezer.

Stainton village is situated on the fringe of the Lake District National Park approximately 3 miles west of Penrith, approximately 3 miles from Lake Ullswater and approximately 14 miles from Keswick. The village provides a range of local amenities including bus service, primary school, church, post office, public house, hotel and village hall. Penrith offers ample shops, supermarkets and restaurants. Good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner

13' 7" x 12' 10" (4.14m x 3.91m)

### Living Room

16' 2" x 14' 6" (4.93m x 4.42m)

### Dining Room/ bedroom 3

12' 1" x 8' 7" (3.68m x 2.62m)

### Bathroom

### Garage

16' 9" x 15' 9" (5.11m x 4.8m)

### First Floor

#### Bedroom One

14' 0" x 13' 2" (4.27m x 4.01m)

#### En- suite

#### Mezzanine/ study

16' 3" x 10' 8" (4.95m x 3.25m)

#### Bedroom Two

16' 6" x 15' 7" (5.03m x 4.75m)

#### En - suite

### Property Information

#### Tenure

Freehold

#### Council Tax

Band E

Westmorland & Furness Council

#### Services & Utilities

Mains electricity, mains water and mains drainage. Oil fired heating

#### EPC

The full Energy Performance Certificate is available on our website and also at any of our offices

#### Broadband Speed

Ultrafast

#### Directions

From Penrith, at Skirsgill Interchange, take the 3rd exit onto A66. At the roundabout, take the 2nd exit onto A592. Turn right at the signpost for Stainton and follow the road down turning left after approximately 1 mile. The property will be on the left hand side

#### What3words Location

///period.raves.candidate

#### Viewings

By appointment with Hackney and Leigh's Penrith office

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Bedroom One



Bedroom Two



Bathroom



Rear Garden

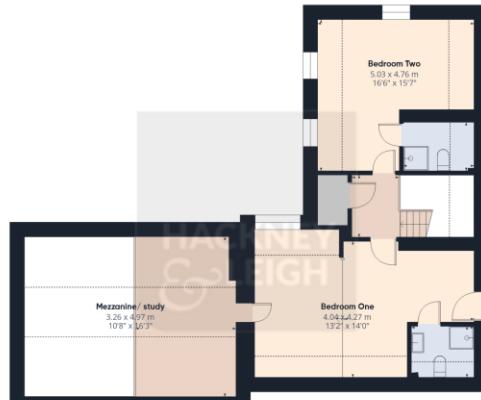


Floor 0

Approximate total area<sup>(1)</sup>

171.4 m<sup>2</sup>  
1846 ft<sup>2</sup>

Reduced headroom  
24.3 m<sup>2</sup>  
262 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m / 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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