



Quarry Stones Beacon Edge, Penrith, CA11 7SD.

Guide Price £675,000

PEK

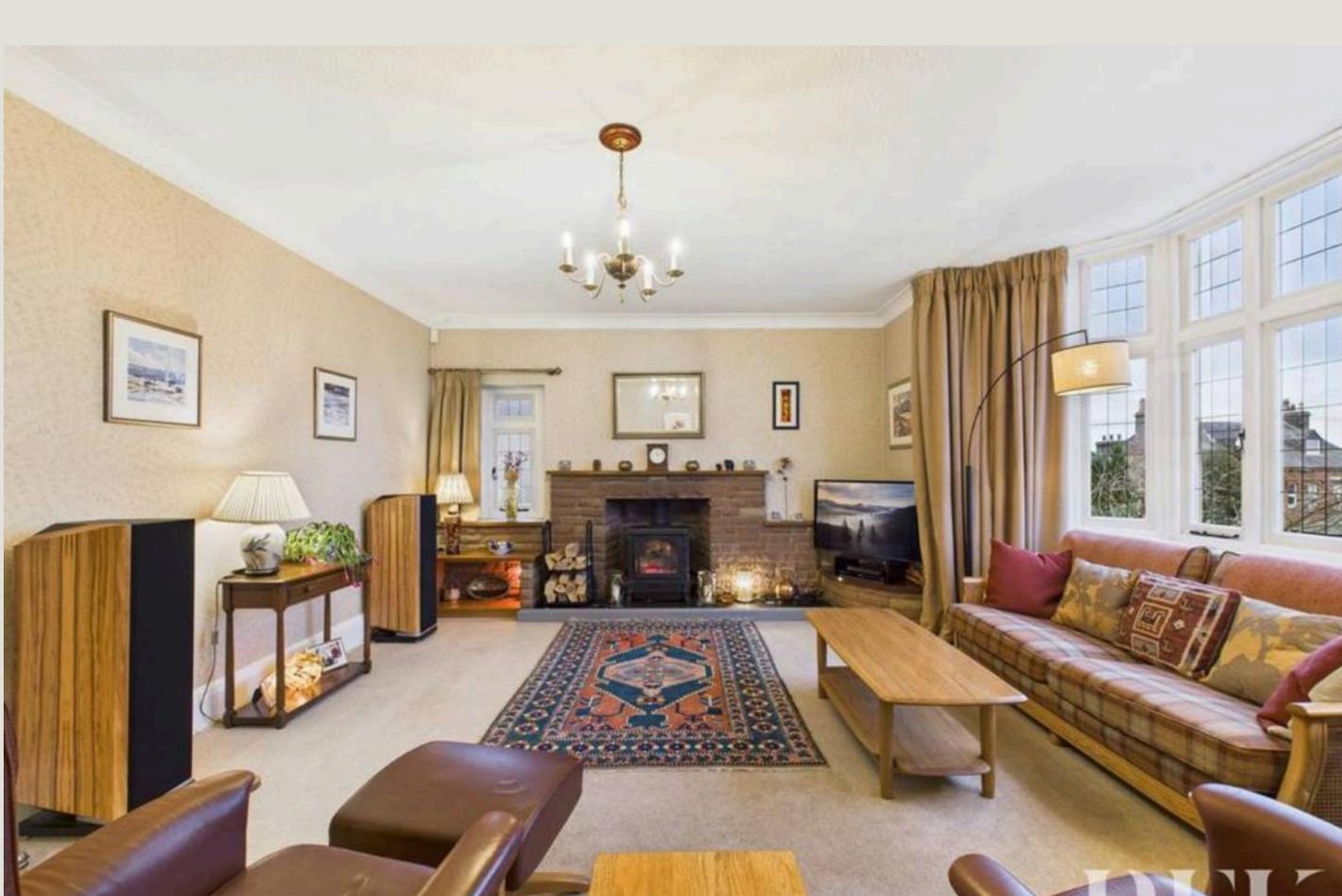
Quarry Stones Beacon Edge

Penrith, Penrith

This outstanding four bedroom semi detached house offers an exceptional blend of period charm and modern convenience, providing a spacious and versatile layout ideally suited to family living and entertaining. You are welcomed by an elegant hallway with arched doorways, leading to a bright and airy interior enhanced by natural light. There are two generous reception rooms which include a characterful living area with a traditional fireplace and large bay window, an inviting dining room with French doors opening onto the garden, and a cosy third reception/dining room leading to the modern utility room, rear hall and contemporary kitchen, featuring modern units, sleek granite countertops, a striking range cooker, integrated appliances and a practical breakfast bar.

The property further boasts impressive additional features designed to elevate comfort and practicality. The large landing off sets to a further landing area leading to a double bedroom with en suite and the family bathroom, the main landing provides access to three good size bedrooms two of which enjoy the aspect of the garden and view across the Lakeland fells. Throughout the home, period features and the classic staircase with white balustrades add character and sophistication.





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Outdoor living is a true highlight of this property, with a beautifully landscaped and expansive garden featuring mature trees, lush lawns and multiple patio and seating areas ideal for entertaining or unwinding. Additional garden benefits include a charming garden studio. The electric gated, paved driveway provides secure off-road parking, complemented by a garage and the privacy of surrounding trees. The period brickwork and bay windows enhance the home's kerb appeal, while the outdoor space offers a tranquil retreat and ample room for family activities. This semi detached house perfectly balances classic elegance with modern living, making it a rare and desirable opportunity for discerning buyers.

Located on Beacon Edge, one of the town's most sought after residential areas situated on the periphery of the town, yet only half a mile from the town centre and convenient for Penrith's varied and extensive range of amenities.

Directions: Quarry Stones can be located by using the postcode CA11 7SD or alternatively by Wjat3Words: [///yesterday.initial.mistress](http://yesterday.initial.mistress)

- **Tenure: Freehold**
- **Council Tax Band: D**
- **EPC rating D**



ACCOMMODATION:

Ground Floor

Entrance

6' 11" x 7' 5" (2.10m x 2.25m)

Hallway

10' 10" x 10' 2" (3.31m x 3.10m)

Cloakroom/WC

5' 10" x 4' 9" (1.77m x 1.45m)

Living Room

18' 2" x 13' 10" (5.53m x 4.22m)

Dining Room

15' 11" x 13' 9" (4.85m x 4.20m)

Rear Hall

3' 4" x 3' 7" (1.01m x 1.09m)

Dining Room/Sitting Room

10' 11" x 12' 7" (3.32m x 3.84m)

Utility Room

10' 0" x 5' 9" (3.05m x 1.74m)

Hall

3' 5" x 9' 7" (1.05m x 2.92m)

Kitchen

11' 11" x 13' 4" (3.64m x 4.07m)

First Floor

Landing 1

14' 6" x 18' 3" (4.43m x 5.55m)

Bedroom 2

12' 11" x 18' 3" (3.93m x 5.55m)

Bedroom 3

17' 2" x 13' 11" (5.22m x 4.25m)

Bedroom 4

10' 3" x 14' 0" (3.12m x 4.27m)





Landing 2

13' 7" x 3' 3" (4.14m x 0.98m)

Bedroom 1

13' 6" x 13' 10" (4.12m x 4.22m)

En-suite Shower Room

3' 10" x 9' 9" (1.18m x 2.98m)

Bathroom

9' 3" x 10' 1" (2.83m x 3.07m)

Outside

Side Garden: The property is set back from the road and accessed via a gated, fenced entrance. The side garden leads to the main entrance door. This attractive space features a lawned garden area complemented by well-stocked, shrub planted borders and established shrubs. The side garden also provides access to the Garden Studio, rear driveway with parking, and the garage, while a pathway continues through to the main garden beyond.

Garden Studio: 8' 4" x 11' 3" (2.54m x 3.44m)

Currently used for quiet space, reading and enjoying the garden.

Garden: The garden is a beautifully established and thoughtfully arranged outdoor space, centred around a generous lawn bordered by well-stocked beds and mature planting. A variety of fruit trees provide structure and seasonal interest, while designated vegetable plots offer an ideal area for kitchen gardening. The borders are planted with a mix of ornamental shrubs and planting, creating colour and texture throughout the year. A summerhouse sits within the garden. Stone terraces offer excellent areas for outdoor dining and relaxation, with the upper terrace enjoying elevated views across neighbouring rooftops and extending towards the fells beyond, creating a wonderful sense of connection to the surrounding landscape.









Floor 0 Building 1

Approximate total area⁽¹⁾

2557 ft²

237.7 m²



Floor 1 Building 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.

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Driveway/Parking: Approached via an electronically operated gate from Beacon Edge, the extensive driveway provides off-road parking for several vehicles and leads to the garage. The drive also offers convenient access to the rear entrance of the property, along with a useful garden store, making it both practical and well suited to everyday living.

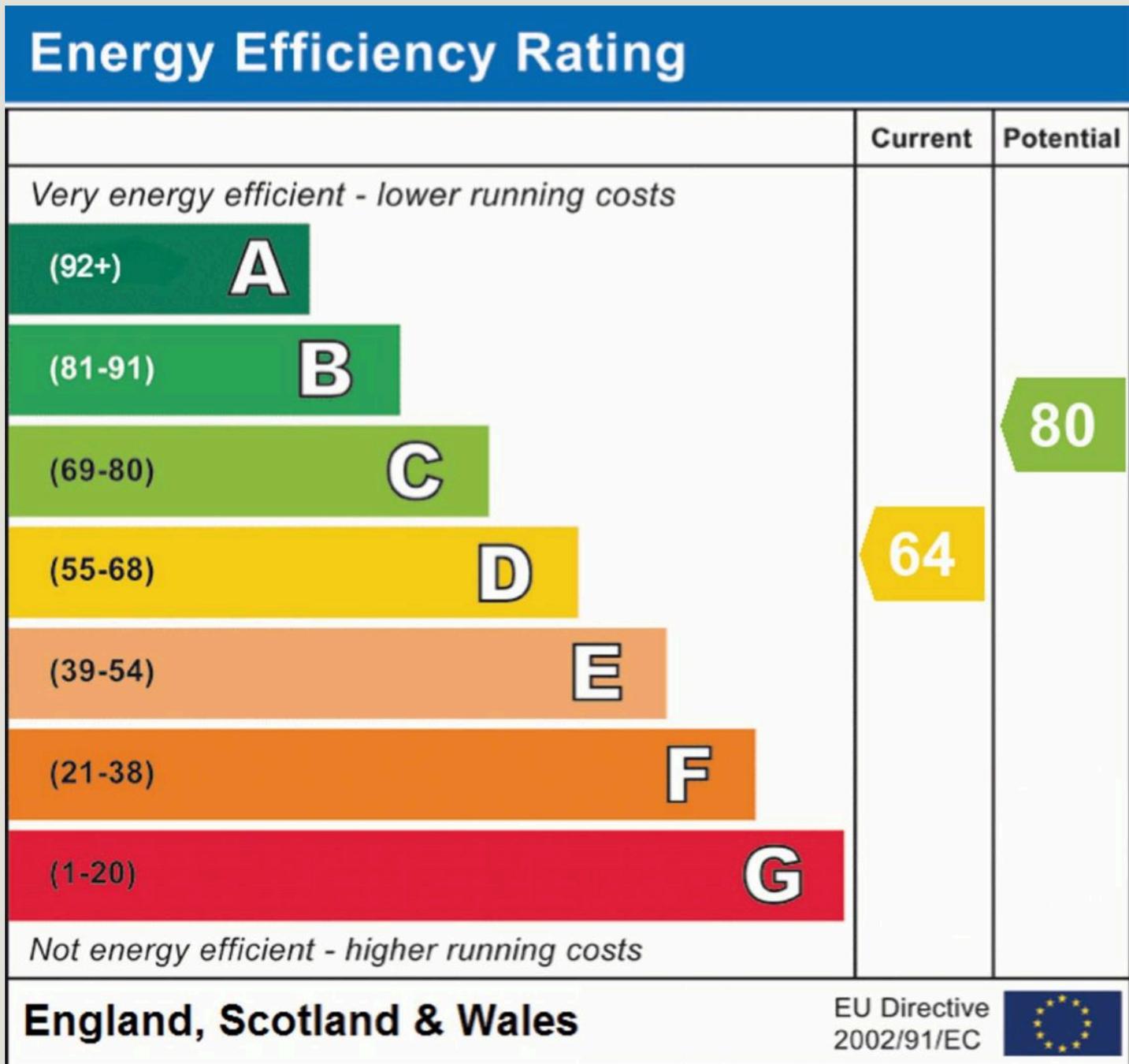
Garage: 14' 11" x 13' 8" (4.55m x 4.16m)

ADDITIONAL INFORMATION

Services: Mains gas, electricity, water and drainage. 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.

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- 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.





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