



Carleton Village

£415,000

3 Burney Road, Carleton Village, Penrith, CA11 8FU

This immaculately presented four-bedroom family home enjoys a superb position within the highly sought-after Story Homes Brougham Fields development, conveniently located close to Penrith town centre, well-regarded schools and a range of local amenities. The property is further enhanced by its position on a shared private drive.

Beautifully designed for modern family life, the home offers generous, stylish accommodation with a practical and thoughtfully arranged layout. The welcoming entrance hallway leads into an impressive open-plan kitchen, dining and family room – a wonderful social space enhanced by a range of upgrades, including Silestone worktops and integrated appliances. Bi-fold doors seamlessly connect the interior with the attractive south-facing garden, creating the perfect setting for entertaining and relaxed family living.

Quick Overview

- 4 Bedroom detached family home
- Desirable Story Homes development
- Impressive kitchen/ diner/ family room with Bi fold doors
- Immaculately presented
- South facing garden
- Close to local amenities, walks and cycle routes
- 6 years NHBC remaining
- Integral garage
- Shared private driveway
- Ultrafast broadband available

Property Reference: P0612



4



2



1



B



Ultrafast
available



Integral garage &
drive way



Living Room



Living Room



Family Dining Area



Kitchen

The ground floor also features a spacious living room, separate utility room with integrated washing machine, convenient WC and direct access to the integral garage.

Upstairs are four well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a beautifully appointed four-piece family bathroom, with fully tiled bathrooms and LED mirrors adding to the high-quality finish throughout.

Combining contemporary style, versatile living space, a range of thoughtful upgrades and an excellent location, this exceptional home is ideally suited to growing families seeking comfort, convenience and quality.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The town offers many local amenities including, cafes, restaurants, independent shops and doctors' surgery. Good transport links including bus services and railway station provide links to North and South and M6 motorway.

Accommodation with a approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ Dining/ Family Room

13' 10" x 24' 7" (4.22m x 7.49m)

Living Room

14' 9" x 11' 10" (4.5m x 3.61m)

Utility Room

Downstairs W.C

First Floor

Bedroom One

15' 1" x 11' 10" (4.6m x 3.61m)

En-suite

Bedroom Two

14' 1" x 8' 10" (4.29m x 2.69m)

Bedroom Three

13' 5" x 9' 2" (4.09m x 2.79m)



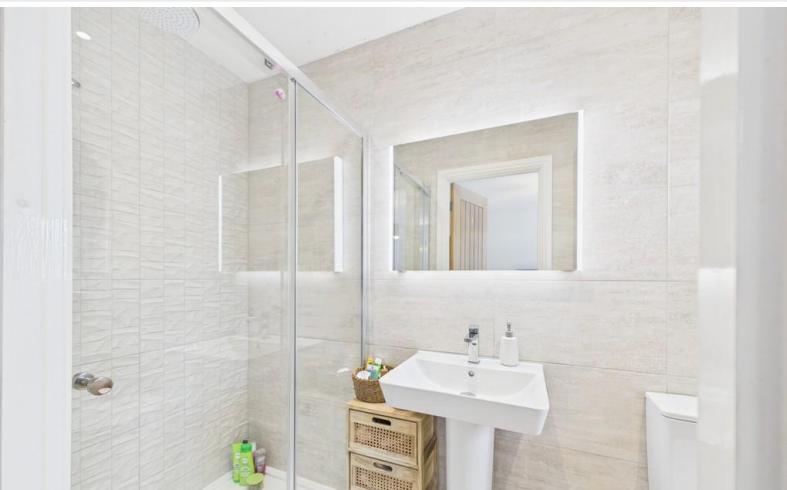
Family Dining Area



Kitchen Dining Family Area



Bedroom One



En-suite



Bedroom Three



Bedroom Four

Bedroom Four

10' x 8' 2" (3.05m x 2.49m)

Family Bathroom

Property Information

Tenure

Freehold

Council Tax

Band E

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

Service Charge

We have been advised there is a Service Charge of £150 p/a for the upkeep of communal grounds

Energy Performance Certificate

Band B

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

What3words Location

///glades.remit.emulated

Viewings

Strictly by appointment with Hackney & Leigh

Anti-Money Laundering Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT)



Garden



Garden



Garden



The Property

Request a Viewing Online or Call 01768 593593

Penrith Sales Team

Jill Connon

Branch Manager & Property Valuer
01768 593593

jillconnon@hackney-leigh.co.uk



Sarah Beales

Sales Negotiator
01768 593593

penrithsales@hackney-leigh.co.uk



Emily Grundy

Sales Negotiator
01768 593593

penrithsales@hackney-leigh.co.uk



Steve Hodgson

Viewing Team
01768 593593



Helen Holt

Viewing Team
01768 593593



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 593593** or request
online.



Need help with **conveyancing**? Call us on: 01539 792032

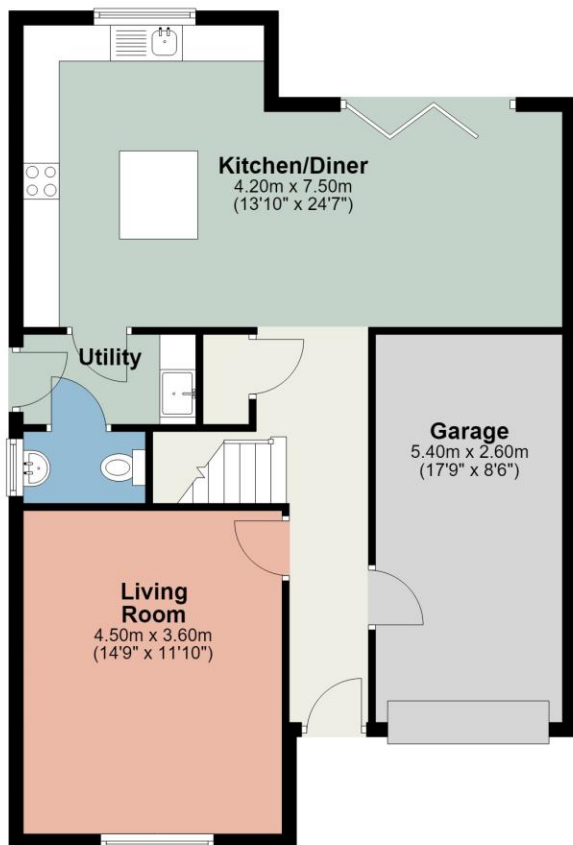


Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

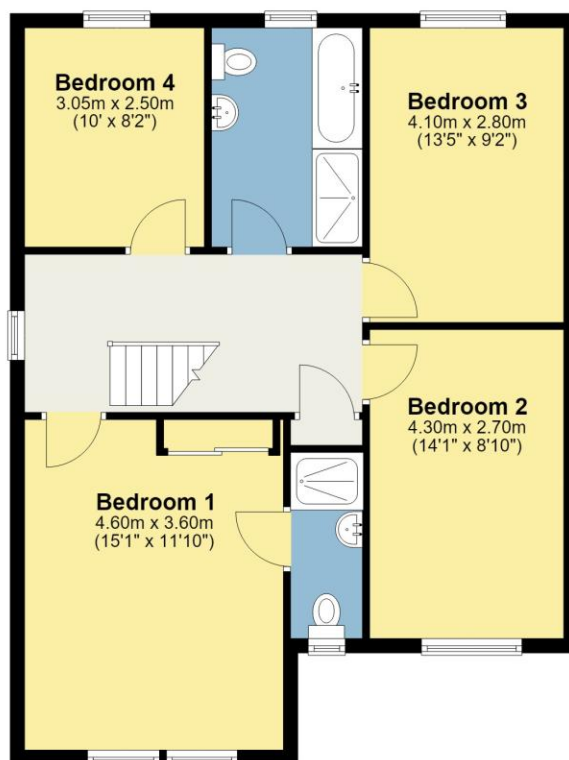
Ground Floor

Approx. 73.5 sq. metres (791.0 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.7 sq. feet)



Total area: approx. 143.1 sq. metres (1540.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 19/08/2026.

Request a Viewing Online or Call 01768 593593