



Church View, Greystoke, Penrith, CA11 0TP

Guide Price **£450,000**

PFK

Church View

Greystoke, Penrith

This wonderful three bedroom detached house effortlessly combines traditional charm with modern living. The property welcomes you with its classic stone facade and doorway, setting a timeless tone from the outset. Inside, two spacious reception rooms offer versatile family living, each featuring charming fireplaces and elegant mantelpieces that add warmth and character. The inviting living room boasts a wood-burning stove, making it ideal for both relaxation and entertaining. The living/dining room provides a rustic fireplace, wood-burning stove and built-in shelving that enhance the room's period features. Upstairs, three good sized bedrooms provide ample accommodation two with traditional fireplaces as a feature.

There is a contemporary kitchen, equipped with modern wooden units and a breakfast bar the perfect spot for casual dining and door offering direct access to the cottage garden. Additional practicality comes from the utility area, ideal for laundry and extra storage needs and door through to cloak room/wc. The bathroom features a freestanding bath tub, a walk in shower and contemporary fixtures.

Outside, the property has a good size forecourt lawned garden to the front with flowers and a stone wall and gate. To the rear there is a small cottage garden with pathway leading to a side communal lane and to the small drive and garage and onward to a further sizeable rear garden area previously utilised as an allotment with fruit bushes and damson trees.





Church View

Greystoke, Penrith

Situated in a popular village with its blend of period features this detached house offers an exceptional opportunity for those seeking a stylish and comfortable family home full of charm and personality or a second home or holiday let.

Located on the edge of the Lake District National Park approximately 6 miles west of Penrith, Greystoke is a popular, historic village which offers a general store with post office, swimming pool, primary school and well known pub 'The Boot & Shoe', all of which are within easy walking distance. The market town of Penrith, with great road links via the M6 and A66 and a mainline railway station provides further amenities with a good range of shops, restaurants, leisure facilities, and both primary and secondary schools.

Directions: Church View can be found using the postcode CA11 0TP or alternatively this what3words: [///vowed.stored.stables](https://www.what3words.com/#!/vowed.stored.stables)

- Council Tax band: D
- Tenure: Freehold
- EPC Energy Efficiency Rating: E



Ground Floor

Living / Dining Room

15' 11" x 13' 0" (4.84m x 3.95m)

Living Room

11' 4" x 11' 1" (3.45m x 3.39m)

Hallway

6' 6" x 3' 0" (1.99m x 0.91m)

Utility Room

10' 0" x 4' 8" (3.04m x 1.41m)

Wc

10' 0" x 2' 8" (3.04m x 0.82m)

Kitchen

11' 5" x 10' 0" (3.48m x 3.06m)

First Floor

Bedroom 1

15' 7" x 12' 10" (4.76m x 3.92m)

Bedroom 2

12' 9" x 11' 10" (3.88m x 3.60m)

Bedroom 3

10' 2" x 7' 10" (3.09m x 2.40m)

Bathroom

12' 2" x 10' 1" (3.71m x 3.08m)

Front Garden: Front forecourt lawned garden with flower borders stone wall and gate access.

Rear Garden: Cottage garden providing access to the small drive and garage and two outside stores.

Rear Garden: A shared pathway to the side of the property provides access to the rear beyond the front of two neighbouring properties to an additional garden area. This area has previously been used as an allotment, providing fruit bushes (gooseberry, blackcurrent, redcurrant) and damson trees.





Garage: Please note this is accessed via a shared lane which is gated to the side and will only accommodate small cars.

ADDITIONAL INFORMATION

Services: Mains electricity, water, drainage & LPG heating system. 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.

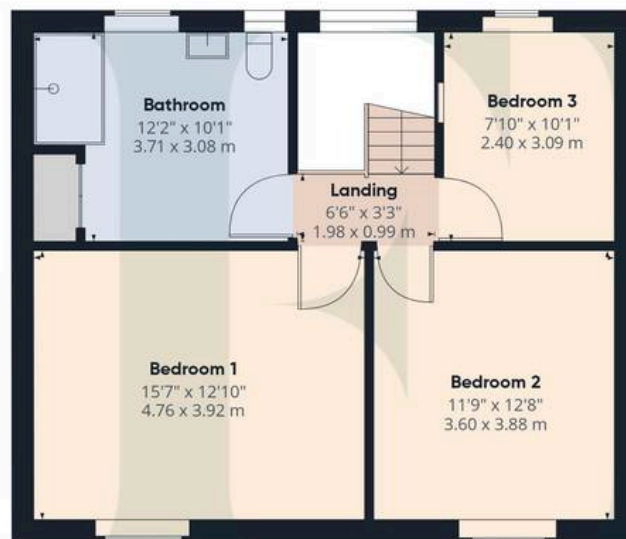
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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1194 ft²

110.8 m²

(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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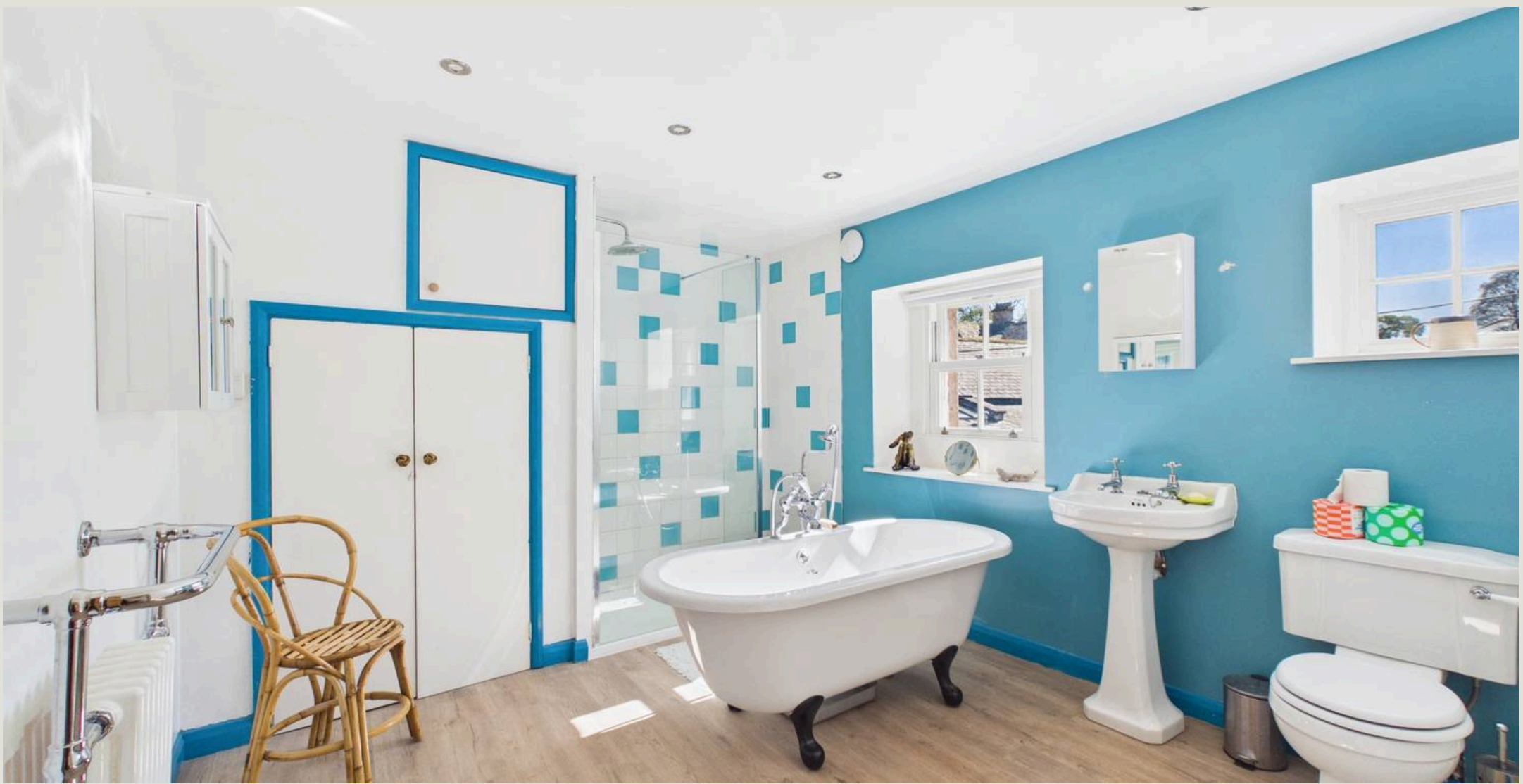
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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