



Newton Reigny

£475,000

Slipstones, Newton Reigny, Penrith, CA11 0AY

This impressive detached home offers a wonderful blend of character and versatile living space all set within an idyllic village location. Exposed wooden beams feature throughout, creating a warm and welcoming feel. Outside, there are attractive gardens, ample off-road parking and a garage currently used as a workshop, providing excellent additional space for hobbies, storage or those requiring a practical working area.

Step into the welcoming entrance hall, where attractive exposed wooden beams immediately set the tone for this charming home. From here, you have access to the kitchen/ diner and living room, creating a practical and inviting flow throughout the property. The kitchen/ diner is the heart of the home, featuring a pitched ceiling with exposed wooden beams.

Quick Overview

- 4 Bedroom detached house
- Spacious kitchen/ diner with pitched ceiling, log burner & breakfast bar
- Living room & study
- Peaceful village location
- Pretty gardens
- Beautifully presented throughout
- Characterful
- Ample off-road parking
- Garage/ workshop
- Ultrafast broadband available



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Ultrafast
broadband
available



Garage & ample
off road parking

Property Reference: P0608



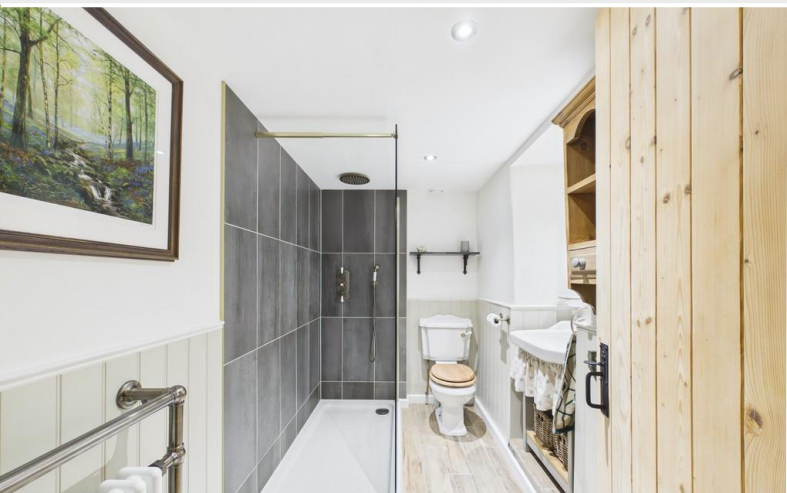
Kitchen



Kitchen Diner



Utility Room



Shower Room

A breakfast bar provides a sociable space for casual dining, while the kitchen is well equipped with a Smeg five-ring electric hob, triple ovens and extractor, together with a traditional Belfast sink with mixer tap. There is also an integrated dishwasher, with space available for a freestanding fridge/ freezer. The dining area benefits from a circular log burner. Three double glazed windows overlooking the rear aspect allow plenty of natural light to flood the room. Adjacent to the kitchen is the useful utility room, with access to both the hallway and the rear garden, with a availability for a washing machine, along with the added benefit of a boiling water tap.

The spacious living room is full of character, featuring a pitched roof and exposed wooden beams, while a multi-fuel log burner takes centre stage. Four double glazed windows allow plenty of natural light to fill the room. Continuing along the hallway, you will find a useful study and two double bedrooms both featuring wooden beams and inviting window seats. These comfortable rooms offer flexibility for family members and guests. The study provides a dedicated space for those working from home. Completing the ground floor is a modern three-piece shower room.

Venture up the carpeted stairs to the first floor, where you will find two well-proportioned bedrooms and a beautiful four-piece family bathroom. Bedroom 1 is a large double bedroom featuring a attractive exposed wooden beams, a useful storage cupboard and double glazed windows to both the front and side aspects. Bedroom Four is another comfortable double bedroom, benefiting from exposed wooden beams, a storage cupboard and a double glazed window overlooking the rear aspect. The four-piece bathroom is beautifully appointed with a freestanding bath, corner shower with rainfall showerhead, WC and wash basin set within a vanity unit. A handy additional storage cupboard provides useful space for towels and toiletries.

A low maintenance front garden is complemented by a low wall boundary and thoughtfully planted shrubs that add a splash of colour. A cobbled pathway leads to the front door.

To the rear, the garden is designed for easy maintenance, featuring areas of chipped stone and a paved patio with a gazebo, creating an ideal spot for al fresco dining and entertaining. The garden is enclosed by wooden fencing and benefits from a variety of established shrubs and trees of differing sizes. A shared driveway provides access to the property's own private drive, offering ample off-road parking together with a useful carport and garage that is currently utilised as a workshop.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner

10' 4" x 28' 0" (3.15m x 8.53m)

Utility Room

10' 8" x 9' 10" (3.25m x 3m)

Living Room

18' 2" x 14' 4" (5.54m x 4.37m)

Study

7' 1" x 5' 1" (2.16m x 1.55m)



Living Room



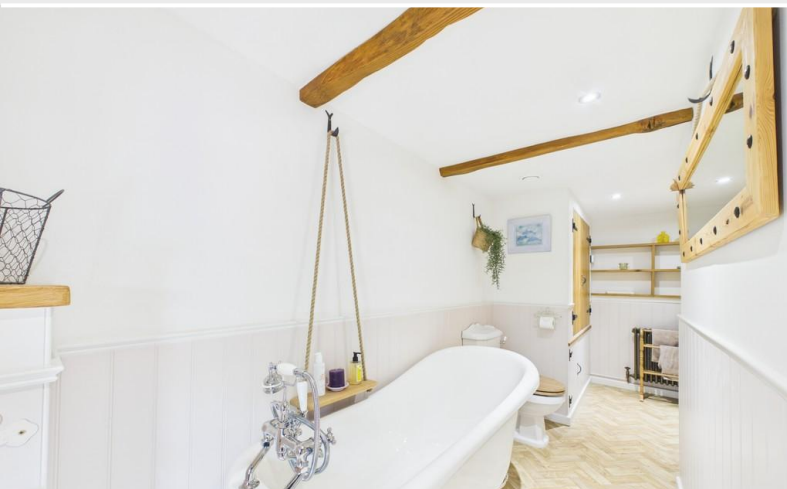
Bedroom Two



Bedroom Three



Bedroom One



Bathroom



Bedroom Four

Shower Room

Bedroom 2

11' 8" x 11' 4" (3.56m x 3.45m)

Bedroom 3

10' 4" x 11' 1" (3.15m x 3.38m)

First Floor

Bedroom 1

12' 2" x 17' 2" (3.71m x 5.23m)

Bedroom 4

9' 1" x 9' 2" (2.77m x 2.79m)

Bathroom

Outside

Garage

Property Information

Tenure

Freehold

Council Tax

Band E Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains drainage and oil central heating

Right of Way

The property is accessed via a shared driveway

Energy Performance Certificate

Band E

Broadband Speed

Ultra fast broadband available

Directions

From Penrith, proceed on the B5288 towards Greystoke and turn right where signposted to Skelton and Newton Reigny. Upon entering the village, turn first right and the property is located on the right hand side, opposite the village hall

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh Penrith office

Anti Money Laundering

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The Property



Gated Driveway



Garden



Front Aspect

[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

penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team
01768 593593

penrithsales@hackney-leigh.co.uk



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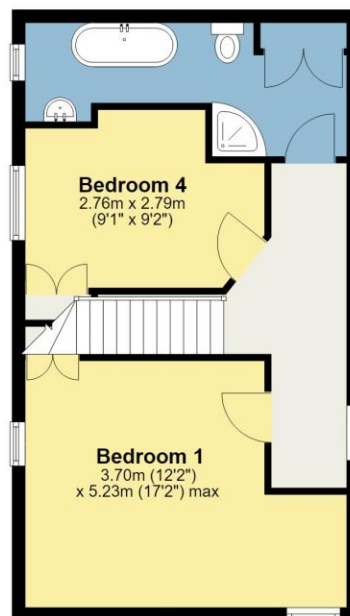
Ground Floor

Approx. 136.0 sq. metres (1464.0 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 181.4 sq. metres (1952.9 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

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