



Great Salkeld

£400,000

1 Grayson Drive, Great Salkeld, Penrith, CA11 9NY

Located within a thriving village setting, this deceptively spacious detached home offers versatile accommodation ideal for modern family living and boasts a contemporary fitted kitchen, living room and a separate dining room perfect for entertaining family and friends. To the rear, a bright and inviting sun room enjoys delightful views over the generous enclosed garden, creating the perfect space to relax throughout the year. Externally, the home continues to impress with a monoblock driveway providing off-street parking for multiple vehicles, alongside an integral garage offering additional storage or parking space.

Upon entering, you are greeted by an inviting entrance porch and hallway, that sets the tone perfectly. A useful understairs storage cupboard allows for additional convenient storage, while carpeted stairs lead to the upper floor.

Quick Overview

Deceptively spacious 3 bedroom detached house

Fitted kitchen & utility room

Living room with log burner

Dining Room

Sun Room

Low maintenance front garden with generous rear garden

Recently fitted oil boiler

Friendly & welcoming village location

Driveway & garage

Ultrafast Broadband available



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Ultrafast broadband available



Drive way & garage

Property Reference: P0559



Living Room



Dining Room



Living Room



Rear Aspect

To your left, is the living room, featuring a charming log burner set on a hearth with an attractive brick surround, perfect for those chilly evenings. A large double glazed window to the front aspect allows the room to be filled with natural light. French doors lead through into the dining room, creating an ideal space for family meals and entertaining. French doors opening into the sun room. The sun room is a bright and versatile space, benefiting from double glazed patio doors and an additional door providing direct access to the rear patio and garden. Flooded with natural light, this attractive room offers a range of potential uses, including a music room, home office, playroom or additional reception room. A double glazed window to the front aspect further enhances the light and airy feel.

Leading from the dining room and the hallway, into the fitted kitchen which includes a four ring electric hob, oven, extractor and integrated fridge/freezer. Stainless steel sink with ample worktop space and a range of wall and base units that provide excellent storage. Natural light floods the room through two double glazed windows to the rear aspect which provide views onto the rear garden.

Additionally, there is a utility room with a free standing dishwasher and a washing machine. The boiler is located here. Access to the rear garden and integral garage. There is also a downstairs WC for added convenience.

Venture upstairs to discover three bedrooms, family bathroom and two handy storage cupboards. Bedroom One is a spacious double bedroom with fitted wardrobes, and the added advantage of a three piece En-suite shower room. The En-suite features a walk-in shower, WC, basin and heated towel rail. Double glazed window to rear aspect. Bedroom Two is a generous double bedroom with fitted wardrobes and double glazed window to front aspect. Bedroom Three is a double bedroom offering comfortable accommodation for family members or guests. Double glazed window to front aspect. The family bathroom comprises of, shower over bath, WC and basin with hot and cold taps. Heated towel rail with double glazed window to rear aspect.

The front garden has been designed with ease of maintenance in mind, incorporating a small grassed lawn and established shrubs, completed with a wooden fence and mature bushes boundary. The property boasts a monoblock driveway offering generous parking for several vehicles with access to the integral garage. The generous rear garden offers an excellent outdoor space for families and entertaining, and boasts a large lawn bordered by a variety of mature shrubs and trees of differing sizes. A pergola provides an attractive focal point, while multiple seating areas create ideal spaces for relaxing and enjoying the garden throughout the day. The garden also benefits from a vegetable patch, and a charming stone wall and bushes boundary.

Great Salkeld sits within a conservation area and offers a friendly and welcoming village community with an active village hall that hosts a variety of events and activities throughout the year. The village is within easy reach of the picturesque Lake District, where you can enjoy rolling fells and an abundance of outdoor pursuits, including walking, cycling and water sports.

Accommodation with approx. dimensions



Kitchen



Sun Room



Bedroom One



En-suite



Bedroom Two



Bedroom Three

Ground Floor

Entrance Porch

Entrance Hall

Kitchen 10' 6" x 13' 9" (3.2m x 4.19m)

Dining Room 10' 6" x 12' 2" (3.2m x 3.71m)

Living Room 13' 5" x 18' 8" (4.09m x 5.69m)

Sun Room 18' 4" x 23' 0" (5.59m x 7.01m)

Utility Room 10' 1" x 11' 6" (3.07m x 3.51m)

Downstairs WC

First Floor

Bedroom One 12' 10" x 13' 1" (3.91m x 3.99m)

En-suite

Bedroom Two 11' 6" x 13' 1" (3.51m x 3.99m)

Bedroom Three 11' 6" x 8' 10" (3.51m x 2.69m)

Bathroom

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band E

Westmorland & Furness Council

Services & Utilities

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

Solar Panels

We are advised that the property benefits from a feed-in tariff with Good Energy, solar photovoltaic panels for electricity generation, and solar thermal panels which contribute to the heating of hot water.

Directions

From Penrith proceed on the A686 towards Alston. After approximately 3 miles turn left onto the B6412, signposted for Great Salkeld and Lazonby. Follow this road for approx. 2 miles. As you enter the village, drive past the village hall, turning left onto Grayson Drive. The property is the first house on your left hand side in the cul-de-sac

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh

Anti-Money Laundering

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. VAT)



Bathroom



Rear Garden



Aerial View



Aerial View

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. 123.3 sq. metres (1327.1 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.1 sq. feet)



Total area: approx. 182.7 sq. metres (1966.2 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.

1 Grayson Drive, Great Salkeld

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