



5 Sunny Bank, Penrith, CA11 0EU

£295,000



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5 Sunny Bank

Penrith, CA11 0EU

- Immaculately presented semi-detached home
- Three bedrooms, two of which are spacious doubles with storage and one single bedroom
- Fantastic garden, with garden room, established flower beds and lawn area
- Found on the edge of the Lake District National Park
- Large dual aspect lounge
- Spacious and modern kitchen diner
- Highly desirable village location
- Off road parking for two cars
- Fully renovated throughout
- Local Occupancy applies - please call the office for details

An exceptionally well-presented and thoughtfully upgraded three-bedroom semi-detached home set in the desirable village of Stainton, near Penrith. Offering approximately 1,169 sq ft of beautifully finished accommodation across two floors, the property has been the subject of significant improvement by the current owners, including a stunning bespoke kitchen-diner, a luxuriously appointed family bathroom, and a superb garden room currently configured as a private bar/entertainment space. With a mature, established rear garden, a generous block-paved driveway, and stylish interiors throughout, this is a home that must be viewed to be fully appreciated.

Directions

What3words location: [///spilled.cosmic.gather](https://www.what3words.com/?q=///spilled.cosmic.gather)



GROUND FLOOR

The ground floor has been cleverly reconfigured to create a truly impressive living space. To the front, a bright and airy lounge (4.07m x 5.32m) provides a comfortable reception room, while a separate study (2.09m x 2.32m) offers flexible space ideal for home working. The real showpiece is the outstanding kitchen-diner (3.02m x 5.26m), fitted with bespoke Scandinavian-style cabinetry, paired with marble-effect worktops, under-cabinet lighting, integrated Bosch appliances, and a mixer tap over a Belfast-style sink. The space is open and filled with natural light, with room for a dining table and a separate area for the microwave and access to the under stairs cupboard. Completing the ground floor is a utility room (2.08m x 2.81m) and a convenient WC, along with an entrance hall.

Kitchen Diner	9'10" x 17'3" (3.02 x 5.26)
Lounge	13'4" x 17'5" (4.07 x 5.32)
Utility	6'9" x 9'2" (2.08 x 2.81)
Entrance Hall	
Office	6'10" x 7'7" (2.09 x 2.32)
W.C	



FIRST FLOOR

The first floor comprises three well-proportioned bedrooms served by a stunning newly fitted family bathroom. The principal bedroom (4.08m x 2.86m) is a generous double with fitted wardrobes and an additional storage cupboard with fitted shelving and clothing rail. Bedroom two (2.95m x 3.17m) is a comfortable double looking over the front aspect of the property and has a storage cupboard with clothing rail and houses the electric water cylinder. Bedroom three (3.00m x 2.32m) is a bright room which can be small double or spacious single bedroom with pleasant open views to the rear garden. The family bathroom (1.96m x 1.98m) has been completely renovated to an exceptional standard, featuring a full-length bath with overhead rainfall shower, w.c. and basin.

Principal Bedroom 13'4" x 9'4" (4.08 x 2.86)

Bedroom Two 9'8" x 10'4" (2.95 x 3.17)

Bedroom Three 9'10" x 7'7" (3.00 x 2.32)

Landing

Bathroom 6'5" x 6'5" (1.96 x 1.98)

Outside

To the front, the property benefits from a large block-paved driveway providing off-road parking for multiple vehicles, enclosed by fencing for privacy. The rear garden is a real highlight — a substantial, mature, and richly planted space with flagstone and cobble patio areas, established borders bursting with irises, shrubs, and seasonal colour, a well-maintained lawn, and mature trees including ornamental conifers. A particular feature of the outside space is the detached garden room (2.75m x 3.47m), which the current vendors have imaginatively fitted out as an additional seating and bar area, complete with a wall-mounted television, pine-clad ceiling, and its own dedicated patio. Whether retained for entertaining or repurposed as a home office, studio, or hobby space, this is a wonderfully versatile addition that significantly enhances the overall appeal of the property.

Garden Room 9'0" x 11'4" (2.75 x 3.47)

Location

Stainton is a highly regarded and picturesque village situated approximately two miles south-west of Penrith town centre. The village enjoys a strong sense of community and benefits from easy access to a wide range of amenities in Penrith, including supermarkets, independent shops, schools, and leisure facilities. The Lake District National Park is within easy reach, making the location ideal for those who enjoy outdoor pursuits. Junction 40 of the M6 motorway and Penrith railway station — on the West Coast Main Line — are both conveniently nearby, offering excellent connectivity to Carlisle, Manchester, and London.

Services

Mains electricity, water, and drainage are understood to be connected. Heating is provided by electric radiators and hot water supplied by electric water cylinder. Prospective purchasers are advised to make their own enquiries regarding the availability and suitability of all services. The property is offered freehold. Local Occupancy Clause applies, please contact the office for details on 01768 639300 or office@lakesestates.co.uk. Viewing is strictly by appointment through Lakes Estates.

Section 157 Local Occupancy Clause

The criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity.

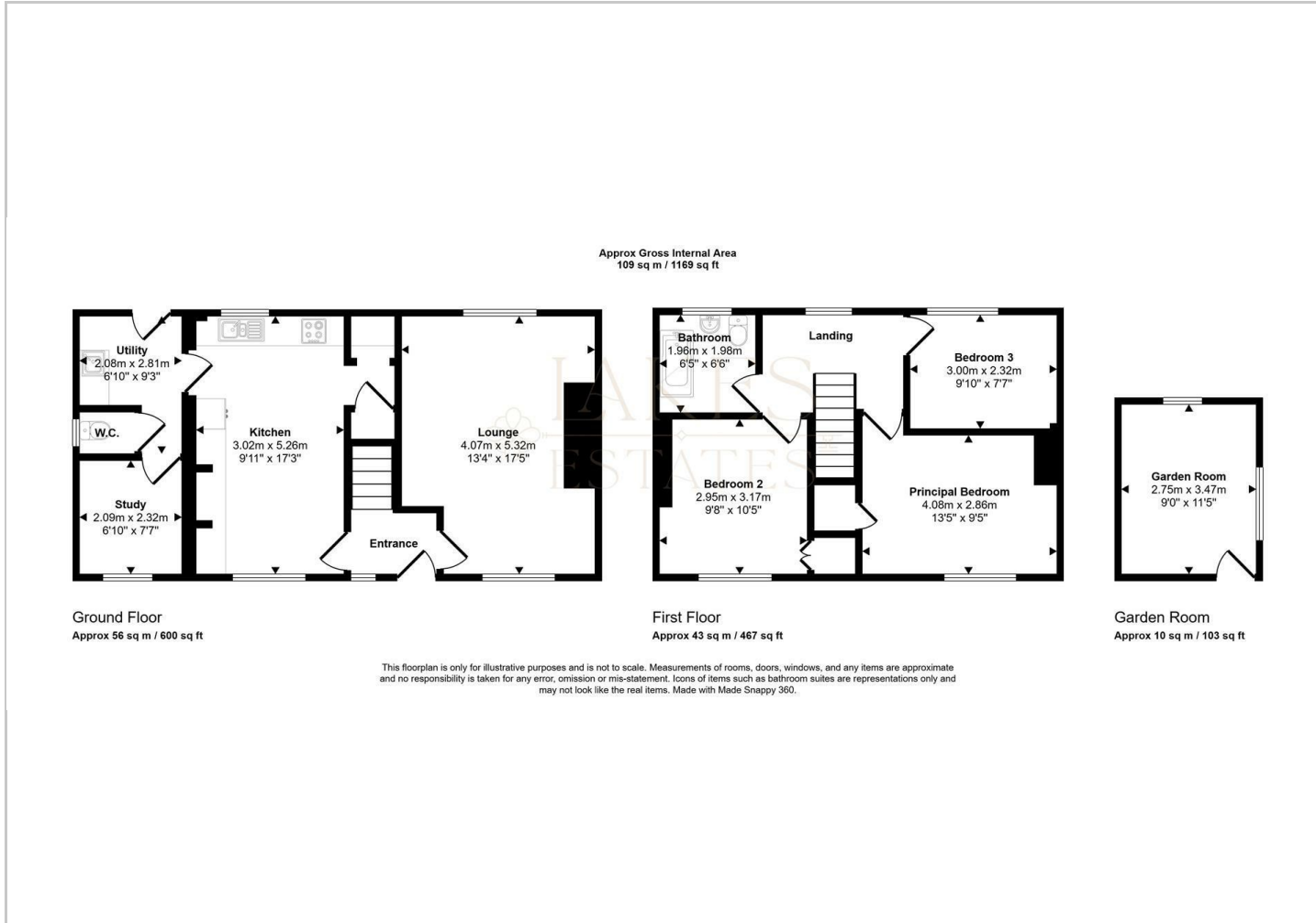
This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Floor Plans



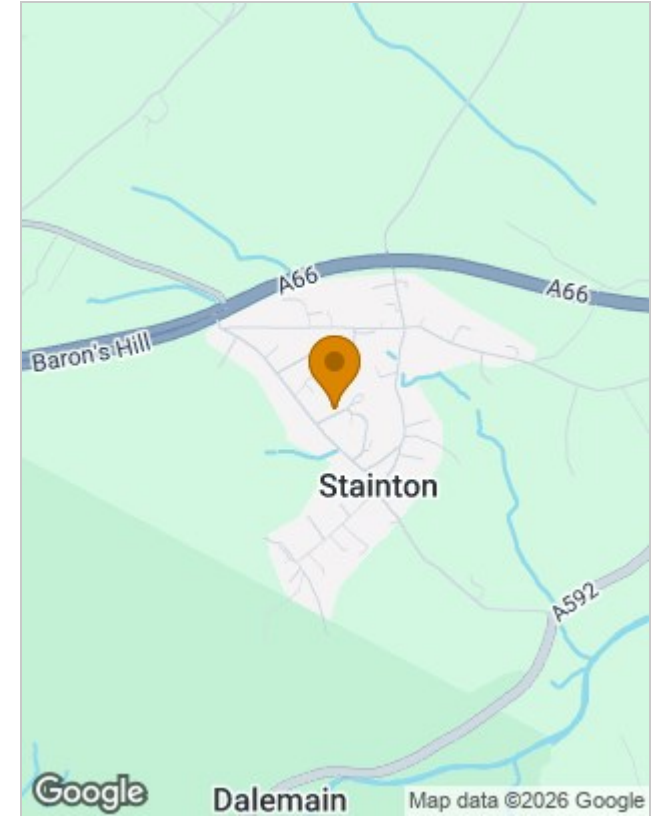
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

