



Yanwath

£360,000

Northfield, Yanwath, Penrith, CA10 2LF

With the Lake District National Park just a stone's throw away, this home is a rare find and offers the perfect blend of rural charm and modern convenience. Located approximately 3 miles from the bustling market town of Penrith, this semi-detached house provides easy access to local amenities while maintaining a serene village atmosphere. Whether you're commuting, exploring the nearby Lake District, or simply enjoying the tranquillity of your own stunning garden, this home offers everything you need for a balanced lifestyle. Additionally, the shared driveway leads onto your private driveway, offering off-street parking, complete with a double garage. As you move through, you'll find yourself in the inviting entrance hallway, connecting the various living spaces of the home. Carpeted stairs that lead to the upper floor, while an understairs cupboard is a clever storage solution that maximises space and keeps the hallway tidy and organised. From the hallway, you are led into the heart of the home-the kitchen/ dining room. Featuring integrated 4 ring electric hob, oven and extractor. Integrated fridge/ freezer, dishwasher and washing machine. Sink with hot and cold taps.



3



1



1



E



Ultrafast Available



Drive and Double garage

Quick Overview

- 3 Bedroom semi-detached house
- Kitchen/ dining room
- Spacious living room
- Idyllic village location
- Approximately 1 mile from the Lake District National Park boundary
- Gardens
- Shared driveway onto private driveway
- Double garage

Property Reference: P0480



Kitchen/Dining Room

Ample cream coloured wall and base units, complemented by a cream-coloured worktop. Partial splashback with laminate flooring. The dining area has carpet flooring. Two double glazed windows to rear aspect and an additional double-glazed window to the side aspect.

Leading from the kitchen/ dining room, you'll find easy access into the spacious living room, featuring an open fire with a stunning granite surround that serves as a captivating focal point. We are advised; a back boiler is located behind the fireplace. Natural light pours into the room through an array of windows with a double-glazed window to the side aspect 2 double-glazed windows to the front aspect with double glazed patio doors to the front aspect. Carpet flooring with access into the hallway. There is also a downstairs WC for added convenience.



Kitchen/Dining Room

Venture upstairs to find 3 bedrooms and the family bathroom. Bedroom 1 is a true sanctuary, featuring fitted wardrobes that provide ample storage with double glazed windows that frame the picturesque views to the front and side aspect. Carpet flooring. Bedroom 2 is a generous double bedroom with its own fitted wardrobes. Double glazed window to rear aspect, with carpet flooring. Bedroom 3 is a good-sized double bedroom, boasting fitted wardrobes and captivating countryside views, thanks to a double-glazed window to front aspect. Carpet flooring. Four-piece family bathroom comprising of, shower, bath with hot and cold taps, WC and basin within vanity unit and heated towel rail. Double glazed window to rear aspect. Part tiled with vinyl flooring.

The front garden is a true oasis for nature lovers and those seeking a serene retreat. Enclosed by a charming stone wall and bordered by a mix of wooden fencing and lush bushes. The large patio area is ideal for outdoor entertaining or simply enjoying a quiet moment. With lush green grass and trees of various sizes, including apple and plum, offer the joy of harvesting your own fresh produce. Vibrant shrubs and the small pond add to the garden's allure. The shared driveway leads onto your private driveway, offering ample parking space for multiple vehicles. There is also a double garage providing secure and sheltered parking for your vehicles.



Living Room

Yanwath is a small village off the B5320, located just over 1 mile from the Lake District National Park boundary. Eamont Bridge is approximately 1.5 miles away with the market town of Penrith town approximately 3 miles away.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Hallway

Kitchen/ dining room 23' 4" x 9' 3" (7.11m x 2.82m)

Living Room 17' 11" x 16' 2" (5.46m x 4.93m)

Downstairs WC

First Floor

Bedroom 1 12' 8" x 10' 0" (3.86m x 3.05m)

Bedroom 2 12' 7" x 9' 3" (3.84m x 2.82m)

Bedroom 3 12' 2" x 10' 5" (3.71m x 3.18m)



Living Room



Garden



View



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Bathroom

Outside

Garage

Property Information

Tenure

Freehold

Council Tax

Band B

Westmorland and Furness Council

Services & Utilities

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

Energy Performance Certificate

Band E

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

Broadband Speed

Ultrafast Available

Right of Way

We have been advised the neighbour has Right Of way for access to their oil tank

Agents Notes

We are advised the vendor is aware of potential developments at The Gate Inn pub for two properties and new access

Directions From Penrith at Kemplay Bank roundabout, take the 4th exit onto Kemplay Bank. At the roundabout, take the 2nd exit onto B5320. Cross the motorway bridge and take the right turn into Yanwath. Turn left just after the Yanwath Gate Inn pub and turn down to the left. This leads to a short, shared driveway to Northfield

What3words Location ///hoot.appointed.dream

Viewings By appointment with Hackney and Leigh's Penrith office

Price £385,000

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)



Double Garage



Front Aspect



Front Aspect



Garden

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

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

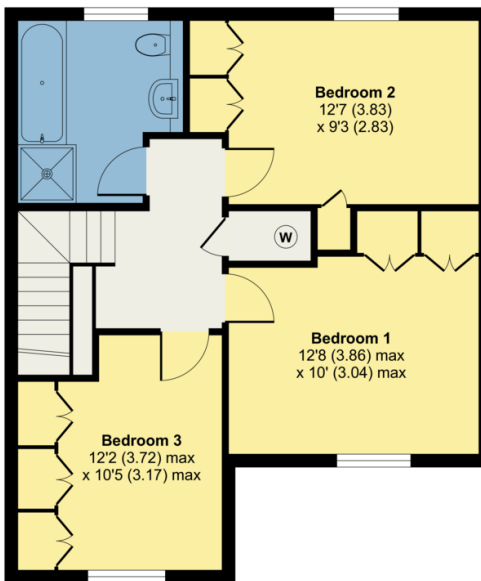
Northfield, Yanwath, Penrith, CA10 2LF

Approximate Area = 1218 sq ft / 113.1 sq m (excludes store)

Double Garage = 429 sq ft / 39.8 sq m

Total = 1647 sq ft / 152.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1349528

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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 13/09/2025.