



17 Byrnes Close, Plumpton - CA11 9PE

Guide Price £380,000

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**PK**

## 17 Byrnes Close

Plumpton, Penrith

A superb five-bedroom detached property, constructed in 2008, offering generously proportioned accommodation arranged over three floors and designed to provide flexible living space suited to a range of modern lifestyles. Situated within the popular village of Plumpton, the property combines practicality with comfort, making it an ideal family home.

The accommodation is entered via a welcoming entrance hall, providing access to the first floor staircase, internal garage, ground floor WC, living room and kitchen. The garage has been thoughtfully adapted to also accommodate laundry facilities, including space for a washing machine and tumble dryer.

The living room is a bright and spacious reception space, featuring a bay window that enhances natural light and a wall-mounted electric fire that provides a contemporary focal point. An opening leads through to the dining room, where the option of reinstating doors remains available, offering future flexibility in layout. Positioned to the rear, the dining room benefits from patio doors opening onto the garden, along with a further door into the kitchen.

The kitchen has been fitted by the current owners and comprises a range of wall and base units with solid wood work surfaces and tiled splashbacks. There is ample space for freestanding appliances including a range cooker, dishwasher, fridge/freezer and bottle chiller. The room also enjoys direct access to the garden and links conveniently to both the dining room and hallway, creating a sociable and functional layout.



## 17 Byrnes Close

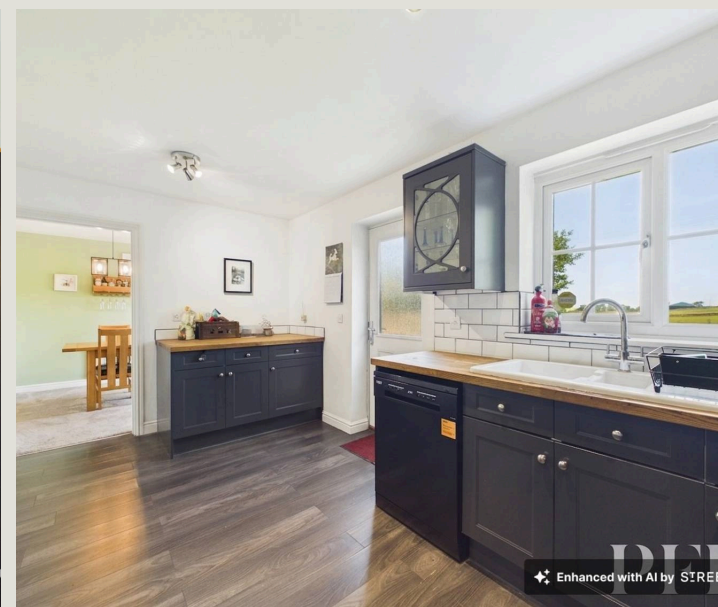
Plumpton, Penrith

To the first floor, the landing provides access to three bedrooms and the family bathroom. The bathroom is fitted with a four-piece suite comprising WC, wash hand basin, bath and separate shower cubicle. Of the bedrooms, one is currently used as a home office, while two further double bedrooms benefit from en-suite shower facilities and fitted wardrobes. The principal bedroom also enjoys a dedicated dressing area with additional built-in storage.

The second floor provides two further bedrooms, both with Velux windows, one currently utilised as a gym, together with a modern three-piece shower room. This additional level offers excellent versatility for guests, teenagers or multi-generational living.

Externally, the property is complemented by an extended driveway providing parking for two vehicles. The rear garden is a particularly attractive feature, with a generous lawn, flagged patio and a decked veranda positioned above a natural flower garden ditch, creating a distinctive seating area from which to enjoy the surrounding countryside views.

Well presented and highly versatile, this substantial home offers adaptable accommodation across three floors and is ideally suited to modern family life within a sought-after village setting.



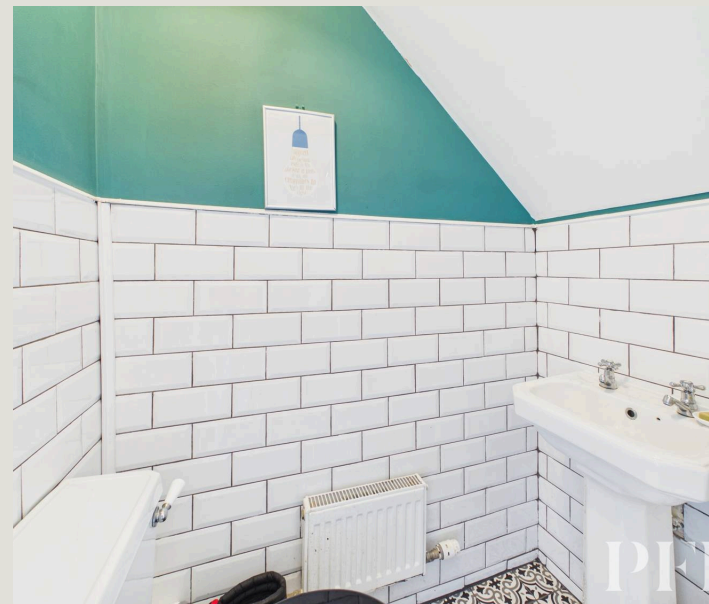


## 17 Byrnes Close

Plumpton, Penrith

Byrnes Close is located within Plumpton village itself. Plumpton is one of the area's popular villages which benefits from a well regarded primary school and is also within the catchment for Queen Elizabeth Grammar school in Penrith. The property is well placed for direct access to J41 of the M6 and only a few minutes' drive to Penrith and the delights of the Lake District National Park.

- Substantial 5 bedroom residence over three floors
- Well-proportioned accommodation
- Integrated garage and driveway parking
- Good-sized rear garden with lovely outlook
- Popular residential area
- Tenure - Freehold
- Council Tax Band - E
- EPC Rating - TBC



## ACCOMMODATION

### GROUND FLOOR - Entrance Hall

#### Living Room

16' 11" x 10' 6" (5.16m x 3.19m)

#### Dining Room

9' 7" x 9' 9" (2.92m x 2.96m)

#### Kitchen

9' 8" x 15' 9" (2.95m x 4.81m)

#### WC

#### Garage

15' 0" x 8' 1" (4.57m x 2.46m)

### FIRST FLOOR - Landing

#### Family Bathroom

8' 4" x 8' 2" (2.55m x 2.50m)

#### Bedroom 1

11' 10" x 10' 9" (3.61m x 3.28m)

#### Bedroom 1 - Ensuite

5' 7" x 8' 6" (1.71m x 2.58m)

#### Bedroom 2

9' 7" x 10' 10" (2.93m x 3.31m)

#### Bedroom 2 - Ensuite

8' 0" x 3' 11" (2.44m x 1.19m)

#### Bedroom 3 / Office

8' 0" x 10' 9" (2.44m x 3.27m)

### SECOND FLOOR - Landing

#### Shower Room

5' 9" x 6' 7" (1.75m x 2.00m)

#### Bedroom 4

14' 8" x 10' 9" (4.48m x 3.27m)

#### Bedroom 5

14' 10" x 8' 4" (4.53m x 2.53m)



## EXTERNAL

### Garden & Parking

To the rear of the property is a generous garden, largely laid to lawn and with a patio immediately outside of the property and decked verandah that makes for a wonderful seating area enjoying a far-reaching outlook over the neighboring countryside. The driveway provides parking for 2 vehicles.

## ADDITIONAL INFORMATION

### Services

Mains electricity, water and drainage. Oil-Fired central heating. 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.

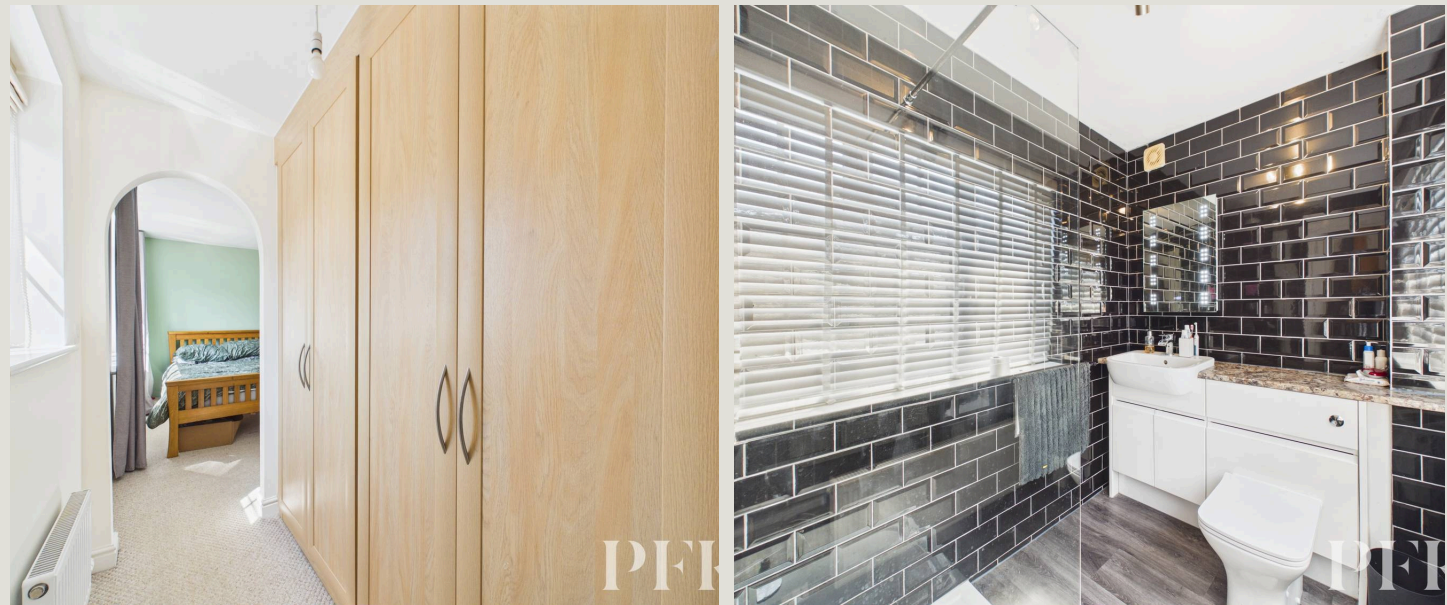
### Directions

The property can be located by using What3Words - [///enchanted.speedy.brightly](#) or via the Post Code CA11 9PE. A For Sale board has also been erected for identifying purposes.

### Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

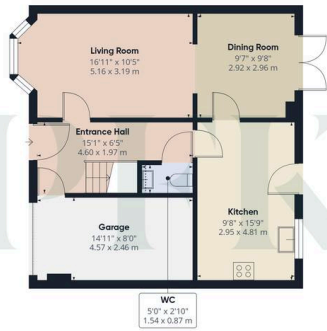
- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 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 £15.50.







# PFK



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1578 ft<sup>2</sup>  
146.5 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## PFK Estate Agents

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