



2 Ullesby Gardens, Penrith, CA10 1BP

Guide price £375,000





# 2 Ullesby Gardens

Penrith, CA10 1BP

- Stunning three-bedroom detached bungalow in a desirable Eden Valley village setting
- Spacious single-level accommodation extending to approximately 93 sq m / 1,002 sq ft
- Bright and well-appointed living room with gas stove and fell views to the front
- Principal bedroom with private en-suite shower room
- Driveway parking for two vehicles plus a lawned front garden
- Immaculately presented throughout, with no expense spared on finish and quality
- Underfloor heating throughout, powered by an energy-efficient air source heat pump
- Impressive dining kitchen with integrated appliances and doors opening to the rear garden
- Two further double bedrooms, one with fitted wardrobes
- Enclosed rear garden with sun-catching patio — perfect for outdoor entertaining

An exceptional three-bedroom detached bungalow set in the highly sought-after Eden Valley village of Ousby, nestled at the foot of the Pennines. This stunning home enjoys far-reaching views across the Lakeland fells to the front and the dramatic Pennine fells to the rear. Presented in truly immaculate order throughout, the property offers generous, well-proportioned single-level accommodation finished to an exceptional standard, with underfloor heating throughout the entire home — supplied by an energy-efficient air source heat pump — ensuring comfort all year round. Whether you are looking for a superb family home or an enviable retirement property, 2 Ullesby Gardens represents a rare opportunity in a wonderful community setting. An early viewing is strongly recommended.

## Directions

What3words location: ///prepare.ambushes.weekend

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## Ground Floor

Accessed via a UPVC composite and glazed front door, the property opens into a welcoming entrance hallway laid with Karndean-type flooring and benefiting from underfloor heating. Doors radiate off to all principal rooms, providing a natural and practical flow throughout the bungalow.

The living room is a comfortable and light-filled space featuring a UPVC double-glazed window to the front aspect, Karndean-type flooring with underfloor heating, and a characterful gas stove — ideal for cosy evenings. The room enjoys pleasant views towards the Lakeland fells.

The dining kitchen is an impressive and sociable space, again laid with Karndean-type flooring and underfloor heating. UPVC double-glazed double doors open directly onto the rear garden, flooding the room with natural light. The kitchen is fitted with a comprehensive range of matching wall and base units with complementary work surfaces and tiled splashbacks. A charcoal-coloured sink with chrome mixer tap sits neatly within the worktop, while integrated appliances include an oven, induction hob with chrome extractor fan over, fridge/freezer, and dishwasher. Plumbing is also provided for a washing machine.

The principal bedroom is a generously proportioned room with a carpeted floor, underfloor heating, and a UPVC double-glazed window to the front aspect enjoying fell views. A door leads through to the private en-suite shower room, which is fitted with a double shower cubicle with mains-fed power shower, WC, wash hand basin with chrome mixer tap, wall-mounted heated towel rail, Karndean-type flooring with underfloor heating, half-tiled walls, and a UPVC double-glazed window to the side.

Bedroom Two is a well-proportioned double room with a carpeted floor, underfloor heating, and a UPVC double-glazed window to the rear aspect overlooking the garden. Bedroom Three features the same quality of finish, with the addition of fitted wardrobes, making excellent use of the available space.

The family bathroom is finished to a high standard with a bath with chrome mixer tap and mains-fed shower over, WC, wash hand basin with chrome mixer tap, wall-mounted heated towel rail, half-tiled walls, Karndean-type flooring with underfloor heating, and a UPVC double-glazed window to the side aspect.

**Lounge**

12'11" x 14'9" (3.95 x 4.52)

**Kitchen Diner**

11'3" x 17'3" (3.44 x 5.26)

**Principal Bedroom**

12'1" x 10'2" (3.69 x 3.12)



### Principal Ensuite

### Bedroom Two

13'3" x 10'3" (4.05 x 3.14)

### Bedroom Three

8'7" x 10'4" (2.62 x 3.15)

### Bathroom

9'7" x 6'3" (2.94 x 1.91)

### Outside

To the front of the property there is a well-maintained lawned garden together with a private driveway providing off-road parking for three vehicles. The rear garden is a real highlight — enclosed for privacy, laid mainly to lawn with a generous patio seating area that catches the sun throughout the day, making it an ideal space for alfresco dining and relaxing.

### Location

Ousby is a highly regarded and sought-after Eden Valley village at the foot of the Pennines, benefiting from a strong and welcoming community spirit. The village itself has a public house and a charming village green. The neighbouring villages of Melmerby and Langwathby are within easy reach and offer a broader range of everyday amenities including a village shop, café, pubs, primary school, nursery, and the celebrated Village Bakery. The village of Hunsonby is home to a popular outdoor swimming pool. The thriving market town of Penrith lies approximately 9 miles away, offering a comprehensive range of shops, supermarkets, restaurants, and leisure facilities, along with excellent transport links via the A66 and M6 motorway, and easy access into the Lake District National Park.

### Services

Mains electricity, water, and drainage are all connected to the property. Underfloor heating is provided throughout by an air source heat pump, contributing to the property's impressive EPC rating of B and offering excellent energy efficiency for its occupants. There is a monthly maintenance service charge of £75.

### Additional Information

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:

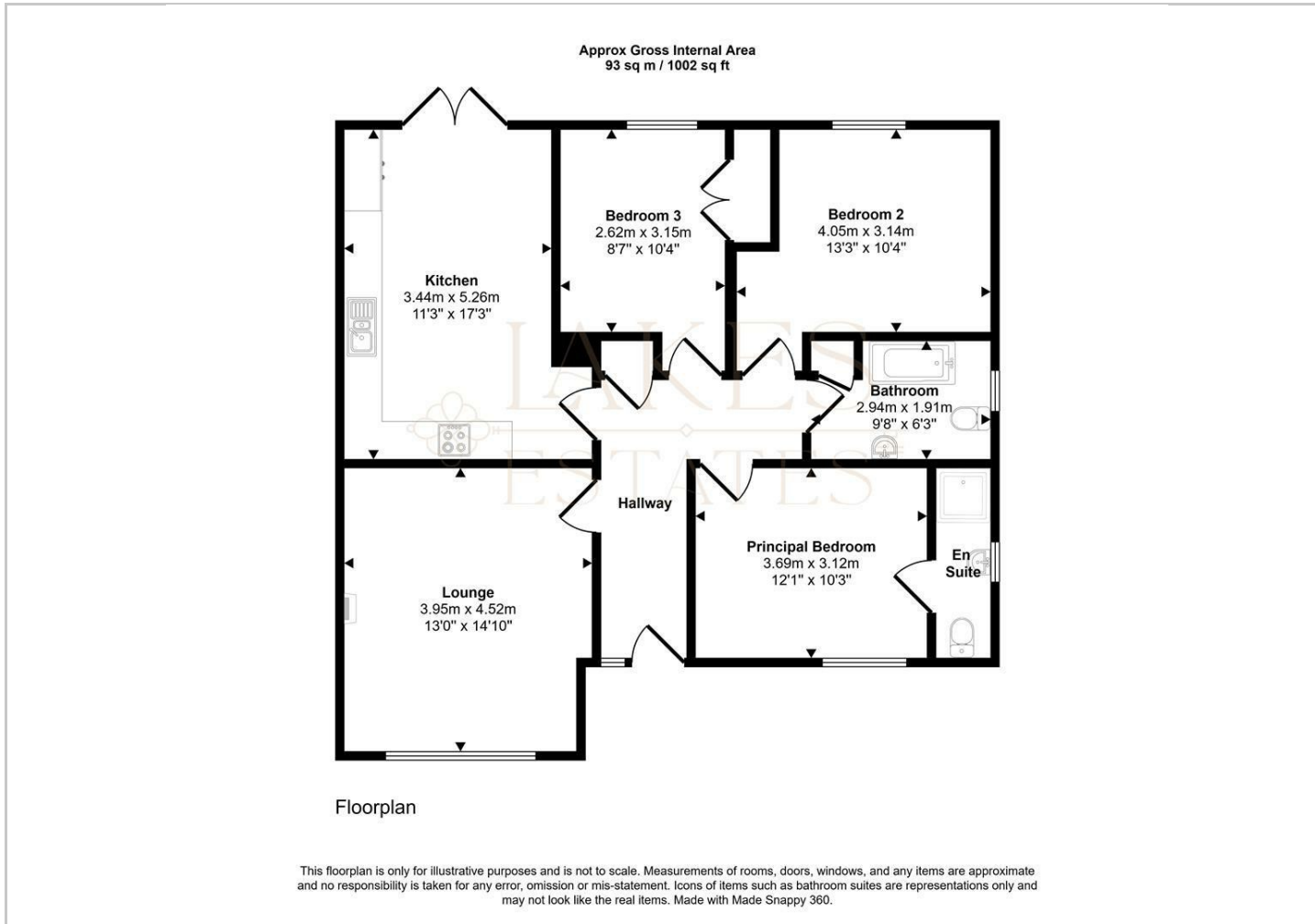
Buying in personal name: £40 (inc. VAT)

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.

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## Location Map



## Energy Performance Graph

