



## Stainton

**£325,000**

7 Horseshoe Yard, Stainton, Penrith, Cumbria, CA11 0FR

Embrace modern living in this stunning, brand-new bungalow, set within an exclusive development of 9 modern and contemporary designed homes. With high ceilings throughout that add a touch of elegance, while solar panels have been installed to reduce energy costs and promote eco-friendly living. Additionally, a communal area is a charming space where you can unwind and get to know your neighbours, fostering a friendly and welcoming community atmosphere. Practicality is not overlooked, with a dedicated parking space and ample visitor spaces ensuring convenience for you and your guests. With no onward chain, this home is ready for you to move into and start enjoying immediately.

As you approach, you'll be greeted by a low-maintenance front garden, thoughtfully designed with chipped stones and enclosed by a charming wooden fence. An external storage cupboard discreetly houses the solar panel equipment, ensuring both functionality and aesthetic appeal. Inside, the entrance hall welcomes you and provides access to all rooms in the home. The cleverly designed cupboard houses the boiler, ensuring a neat and tidy space. Laminate flooring.

### Quick Overview

- 2 Bedroom semi detached bungalow
- New build property
- Ready to move into
- Spacious living throughout
- Village location on outskirts of Lake District
- Solar panels
- No chain
- Garden & communal garden
- Allocated parking & ample visitor parking
- Broadband available



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TBC



Broadband  
available



Allocated  
Parking

Property Reference: P0465



Entrance Hall



Kitchen



Living Room



Kitchen/ Living Room

The hallway leads you directly into a large living room, a space designed for both relaxation and entertainment. The room is bathed in natural light, thanks to the double glazed sliding doors that open onto a private patio. This seamless indoor-outdoor flow creates an ideal setting for hosting gatherings or simply enjoying a quiet moment in the fresh air. Laminate flooring. The open-plan layout extends into a well-appointed kitchen, complete with modern appliances and ample storage. This design ensures that you can entertain guests while preparing meals, keeping you at the heart of the action. Featuring integrated Lamona electric hob, double oven and extractor. Integrated dishwasher, fridge/ freezer and washing machine. Sink with hot and cold taps. Light stone coloured worktops with sage green coloured wall and base units. Double glazed window to front aspect. Part tiled with laminate flooring.

The bungalow offers 2 bedrooms, where each room is designed to maximise comfort and practicality, ensuring a restful night's sleep. Bedroom 1 is a generously sized double bedroom with double glazed window to rear aspect. Laminate flooring. Bedroom 2 is a large double bedroom with double glazed window to front aspect. Laminate flooring. Four piece family bathroom comprising of, shower with waterfall feature, bath with hot and cold taps, vanity unit with WC and basin. Heated towel rail. Double glazed window to rear aspect. Partial splashback with tiled flooring.

Outside, the low maintenance rear garden is enclosed with a wooden fence boundary. Complete with small patio area and chipped stones. At the front of the bungalows, a charming communal area awaits, featuring a pergola, grassed lawn and chipped stones that add character and style. Various seating areas invite you to relax with a good book or engage in friendly conversations with neighbours, fostering a sense of community and belonging. Practicality is not overlooked, with a dedicated parking space and ample visitor spaces ensuring convenience for you and your guests.

Stainton village is situated on the fringe of the Lake District National Park approximately 3 miles west of Penrith, approximately 3 miles from Lake Ullswater and approximately 14 miles from Keswick. The village provides a range of local amenities including bus service, primary school, church, post office, public house, hotel and village hall. Penrith offers ample shops, supermarkets and restaurants. Good transport links including bus services, railway station with links to North and South and M6 motorway.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

**Kitchen** 12' 9" x 11' 4" (3.89m x 3.45m)

**Living Room** 16' 11" x 11' 4" (5.16m x 3.45m)

**Bedroom One** 17' 0" x 9' 10" (5.18m x 3m)

**Bedroom Two** 12' 10" x 11' 2" (3.91m x 3.4m)

##### Bathroom

##### Outside

##### Store

#### Property Information

##### Tenure

Freehold

##### Planning Application

Westmorland and Furness Council

Ref 18/0585

#### Construction Details

We have been advised the property is of brick or block with a tiled roof

#### Radon Gas

We have been advised Radon Gas protection with outlets have been fitted

#### Council Tax

To be confirmed with Westmorland & Furness Council

#### Services and Utilities

Mains electricity, mains water and mains drainage. Electric heating

#### Management Fees

We have been advised this amount will be agreed by all vendors and the Management company has been set up through Arnison solicitors

#### Solar Panels

We have been advised the solar panels are 6KW with a 6 KW battery

#### EPC

To be confirmed

#### Broadband

Broadband available

#### Directions

From Penrith at Skirsgill Interchange, take the 3rd exit onto A66. At the roundabout, take the 3rd exit and stay on A66. Turn left, signposted for Stainton, and take the first left. Follow the road down. Property is on the left hand side, located close to the bus stop

#### What3words Location

///volume.barrel.jacuzzi

#### Viewings

By appointment with Hackney and Leigh's Penrith office

#### Price

£325,000

#### Anti-Money Laundering (AML) Regulations

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom

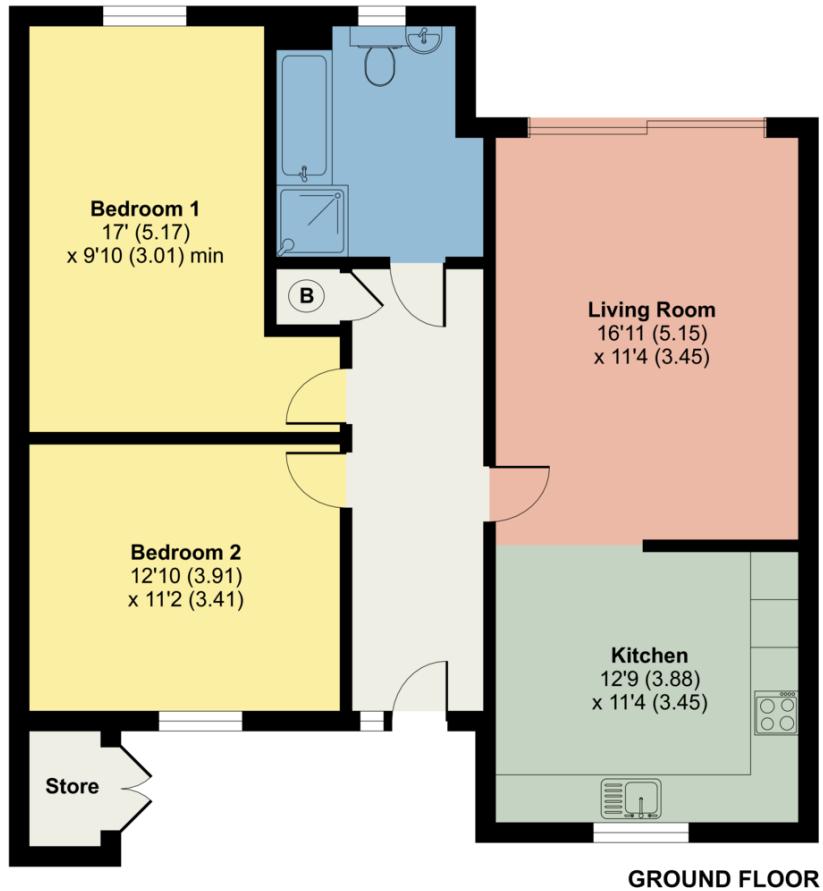


Rear Aspect

# Horseshoe Yard, Stainton, Penrith, CA11 0FR

Approximate Area = 914 sq ft / 84.9 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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