Campsall House , Penrith, CA11 9PA

Guide price £290,000

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Campsall House

Penrith, CA11 9PA

- Three bedroom semi detached home
- Popular village location
- Main Bedroom with ensuite
- Close to the Lake District
- Excellent transport links for both Penrith and Carlisle
- Well presented throughout
- Energy efficient property
- Plumpton village has a thriving primary school
- Easy access to the Eden Valley
- Enclosed rear garden

A stunning, modern three-bedroom semi-detached home in the popular village of Plumpton, conveniently located between Carlisle and Penrith with easy access to the M6.
In great condition throughout, the spacious accommodation comprises an entrance hallway, WC, living room and dining kitchen to the ground floor, with three bedrooms, an en-suite shower room and family bathroom above.
Enjoying open fell views, Plumpton itself offers a primary school, tearoom, café and excellent transport links to both Carlisle and Penrith. An exceptional family home in a great village location.

Directions

From Penrith, head North on the A6 for approximately 5 miles to the village of Plumpton. Turn left into the village past the school and proceed through the village, Campsall House is on the right-hand side.

Hall 4'2" x 14'2" (1.29m x 4.34m)
A welcoming entrance hallway sets the tone for the rest of the home, finished with luxury vinyl tile (LVT) flooring throughout. Stairs rise to the first floor, with a radiator providing warmth and doors leading to the WC, living room and dining kitchen.

Living Room 9'11" x 19'7" (3.03m x 5.98m)
A bright and comfortable reception room to the front of the property, featuring a characterful electric stove, carpeted flooring, radiator and a UPVC double-glazed window flooding the space with natural light.

Kitchen Dining Room 17'7" x 8'10" (5.36m x 2.71m)
The heart of the home — a generous, well-appointed dining kitchen fitted with a stylish range of modern grey gloss wall and base units with roll-top work surfaces and a stainless steel sink with chrome mixer tap. Fully integrated Bosch appliances include an oven, microwave, dishwasher and four-ring gas hob with extractor fan. An integrated fridge/freezer, plumbing for a washing machine, a dedicated boiler cupboard housing the Potterton gas boiler and an additional storage cupboard complete the space. UPVC double-glazed doors open directly onto the rear garden — ideal for summer entertaining. Finished with LVT flooring and a radiator.

WC
A practical ground floor WC comprising a low-level WC and wash hand basin with chrome mixer tap and tiled splashback. Finished with LVT flooring, a radiator and a UPVC double-glazed window to the side aspect.

Landing
A spacious landing with loft access, a UPVC double-glazed window to the side and a storage cupboard housing the pressurised water cylinder. Doors lead to all three bedrooms and the family bathroom.

Principal Bedroom 9'4" x 14'9" (2.86m x 4.52m)
A well-proportioned principal bedroom to the front of the property, with UPVC double-glazed window, carpeted flooring, radiator and direct access to the en-suite shower room.

Principal Ensuite 6'4" x 6'4" (1.94m x 1.95m)
A sleek and modern en-suite comprising a double shower cubicle with mains-fed rainfall shower, wash hand basin with chrome mixer tap and storage drawers beneath, and a low-level WC. Finished with half-tiled walls, lino flooring and a wall-mounted heated towel rail.

Bedroom 2 9'8" x 9'1" (2.97m x 2.79m)
A comfortable double bedroom to the rear of the property with UPVC double-glazed window, carpeted flooring and radiator.

Bedroom 3 7'3" x 9'2" (2.21m x 2.81m)
A versatile third bedroom to the rear with UPVC double-glazed window, carpeted flooring and radiator — ideal as a single bedroom, nursery or home office.

Bathroom 7'6" x 5'5" (2.29m x 1.67m)
A well-finished family bathroom comprising a panelled bath with chrome mixer tap and mains-fed rainfall showerhead, wash hand basin with chrome mixer tap and storage drawers beneath, and a low-level WC. Completed with half-tiled walls, lino flooring, a UPVC double-glazed window to the front and a wall-mounted heated towel rail.

Outside
To the front of the property there is a large driveway with comfortable parking for two vehicles with an additional garden area. To the rear there is an enclosed private garden having a lawn and patio area.

Services
Mains electric, water and drainage. Gas central heating via LPG tank.

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

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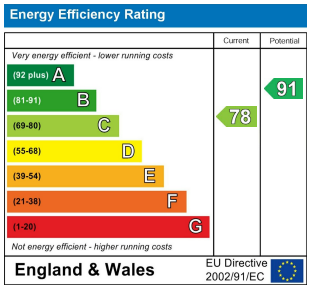
Floor Plans

Location Map

Energy Performance Graph



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.

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