



Stainton

Offers in the region of £525,000

The Hollies, Stainton, Penrith, CA11 0EP

A substantial Grade II listed link detached four bedroom former period farm house located within Stainton village situated on the fringe of the Lake District National Park only three miles west of Penrith, three miles from Lake Ullswater and fourteen miles from Keswick.

Quick Overview

Substantial Grade II listed link detached house
Desirable village location
Three miles from Penrith and Lake Ullswater
Characterful original period features
Four double bedrooms
Two bath / shower rooms
Living room, study and dining room
Fitted kitchen
Front and rear gardens
On-site parking



4



2



2



TBC



Broadband



Off road
parking

Property Reference: P0117



Living Room



Dining Room



Kitchen



Study

A substantial Grade II listed link detached four bedroom former period farm house located within Stainton village situated on the fringe of the Lake District National Park only three miles west of Penrith, three miles from Lake Ullswater and fourteen miles from Keswick.

Stainton village provides a range of local amenities including bus service, nursery, primary school, church, post office, public house, hotel and village hall.

Accommodation

Ground Floor:

Entrance Vestibule

Entrance Hall With radiator.

Living Room 15' x 13' 11" (4.57m x 4.24m) With feature wood burning stove on sandstone hearth, timber mantle, radiator, exposed beams.

Bedroom Four 14' 9" x 12' (4.5m x 3.66m) Front double bedroom with open fireplace, tiled surround and hearth, radiator, exposed beams.

Cloakroom With WC, vanity wash hand basin, ceramic wall tiling.

Study 12' 1" x 9' 1" (3.68m x 2.77m) With exposed beams.

Dining Room 12' 2" x 11' 6" (3.71m x 3.51m) With Rayburn stove on stone hearth, sandstone mantle, built in storage cupboards, fitted base and wall units, exposed beams, double doors leading to rear patio.

Kitchen 13' 7" x 9' 7" (4.14m x 2.92m) With fitted base and wall units including marble work surfaces, Belfast sink, plumbing for washer / dryer, sandstone floor, cupboard housing boiler, stable door to side.

First Floor:

Half Landing With radiator.

Bedroom One 17' 8" x 14' 11" (5.38m x 4.55m) Front double bedroom with radiator, exposed beams.

Ensuite Shower Room With WC, vanity wash hand basin, shower cubicle, heated towel rail, tiled floor, exposed beams, extractor fan.

Bedroom Two 14' 11" x 12' 4" (4.55m x 3.76m) Front double bedroom with radiator, exposed beams.



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bath / Shower Room



Ensuite Shower Room

Bedroom Three 13' 2" x 12' 2" (4.01m x 3.71m) Rear double bedroom with radiator, exposed beams, built in airing cupboard.

Bathroom With WC, wash hand basin, large shower cubicle, free standing bath with claw feet and shower attachment, heated towel rail, exposed beams.

Outside: Front driveway with turning area, ample parking, lawned garden with stocked and shrubbed borders, mature trees, vegetable garden, gated access to side with storage sheds, oil tank, rear patio area, lawned garden with stocked and shrubbed borders, steps leading to Summerhouse and entertaining area, detached outbuilding with water tap.

Services Mains water, electricity and drainage. Oil central heating.

Tenure Freehold.

Council Tax Band E.

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

Directions From Penrith proceed west on the A66 towards Keswick and at the Rheged roundabout take the second exit onto the A592 and then take the first turning on the right where sign posted for Stainton. Continue into Stainton and turn left at the crossroads. The Hollies is situated on the right hand side just before the Kings Arms public house.

Viewings By appointment with Hackney & Leigh's Penrith office.

Price Offers in the region of £525,000.



Front Elevation



Garden



Garden



Summerhouse

Request a Viewing Online or Call 01768 593593

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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**



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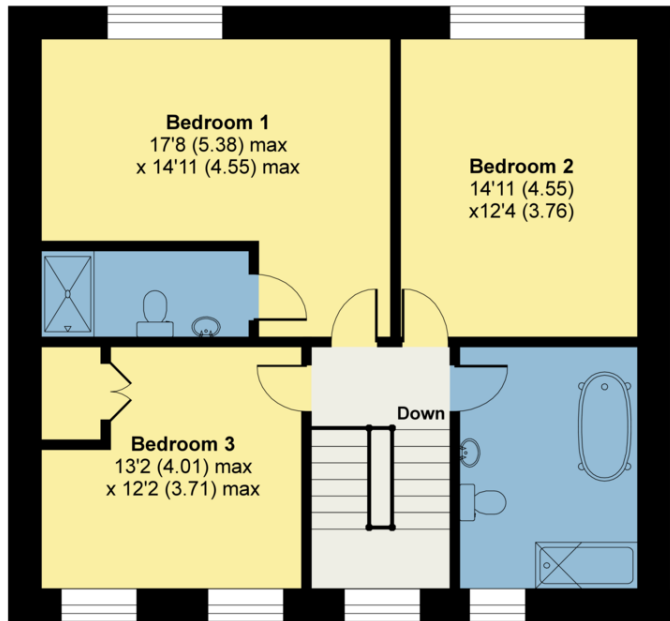
The Hollies, Stainton, Penrith, CA11 0EP

Approximate Area = 1782 sq ft / 165.5 sq m

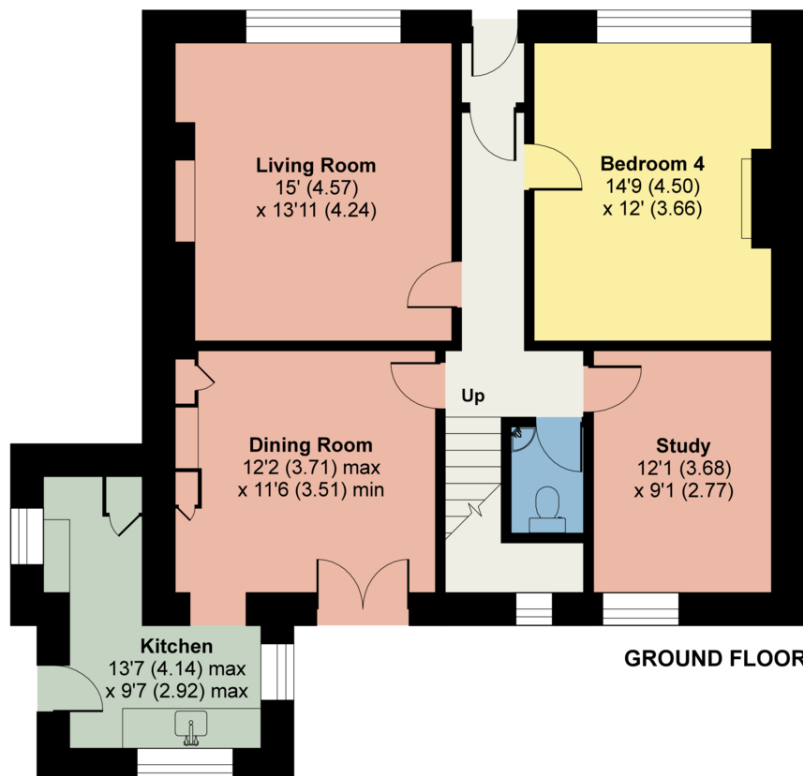
Outbuilding = 107 sq ft / 9.9 sq m

Total = 1889 sq ft / 175.4 sq m

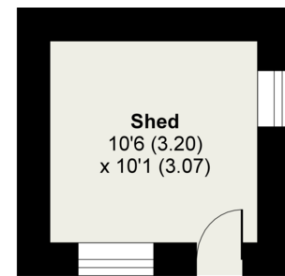
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FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2022. Produced for Hackney & Leigh. REF: 879944

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