



## Greystoke

Offers in the Region of £525,000

Spinney Corner, Berrier Road, Greystoke, Penrith, Cumbria, CA11 0UE

A substantial modern detached three bedroom bungalow occupying a delightful site with extensive surrounding mature gardens in the historic village of Greystoke nestling by the periphery of the Lake District National Park.

### Quick Overview

- Substantial modern detached three bedroom bungalow
- Historic village setting by the fringe of the Lake District National Park
- Five miles from Penrith, six miles from Ullswater and fifteen miles from Keswick
- Pleasant rear outlook to mature woodland
- Delightful site with extensive surrounding mature gardens
- Living room, sitting room and conservatory
- Fitted kitchen and utility room
- On-site parking spaces and adjoining garage



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Superfast  
76 Mbps



On-site Parking  
& Garage

Property Reference: P0273





Living Room



Sitting Room



Kitchen



Conservatory

A substantial modern detached three bedroom bungalow occupying a delightful site with extensive surrounding mature gardens in the historic village of Greystoke nestling by the periphery of the Lake District National Park approximately five miles from Penrith, six miles from Ullswater and fifteen miles from Keswick. The village provides a wide range of amenities including a church, convenience store with post office, primary school, public house, swimming pool and playground.

### Accommodation

#### Ground Floor:

##### Entrance Hall

With radiator, built in cupboard and airing cupboard.

##### Living Room 19' 5" x 13' 2" (5.92m x 4.01m)

With windows to two elevations, two radiators, period style fireplace with inset electric fire.

##### Kitchen 18' 6" x 7' 7" (5.64m x 2.31m)

With fitted base and wall units, sink with mixer tap, ceramic wall tiling, integrated oven, hob and extractor unit, radiator.

##### Conservatory 11' 0" x 10' 8" (3.35m x 3.25m)

With two radiators.

##### Utility Room 15' 9" x 6' 3" (4.8m x 1.91m)

With fitted base and wall units, sink with two taps, ceramic wall tiling, plumbing for washing machine, external door, WC, ladder style staircase leading to first floor study with roof window.

##### Sitting Room 18' 2" x 9' 11" (5.54m x 3.02m)

With radiator.

##### Bedroom One 14' 1" x 9' 6" (4.29m x 2.9m)

With radiator.

##### Bedroom Two 10' 9" x 9' 8" (3.28m x 2.95m)

With radiator.

##### Bedroom Three 9' 7" x 7' 10" (2.92m x 2.39m)

With radiator.

##### Shower Room

With WC, vanity wash hand basin, shower cubicle, radiator.





Living Room



Kitchen and Conservatory





Bedroom One



Bedroom Two



Bedroom Three



Study

**Study** 13' 2" x 11' 3" (4.01m x 3.43m)  
With roof window.

#### Outside:

Front driveway providing on site parking spaces, surrounding mature gardens including extensive lawn with stocked and shrubbed borders, established trees, paved patios, decked entertaining terrace, vegetable plots, green house, large shed with electric light and power, adjoining garage with electric light and power, storage cupboards and work bench with wood and metal work vices.

#### Construction

We understand that the original part of the bungalow is constructed with a timber frame.

#### Services

Mains water, electricity, gas and drainage. Oil fired central heating.

#### Tenure

Freehold.

#### Council Tax

Band D.

#### Viewing

By appointment with Hackney and Leigh's Penrith office.

#### Directions

From Penrith entering into Greystoke on the B5288 proceed onto Berrier Road at the right of the Boot and Shoe public house. Proceed ahead towards the end of the village and the property is situated on the right.

#### Price

Offers in the region of £525,000 are invited.





Garden



Garden





Garden



OS Map



# Meet the Team

## Nick Elgey

Sales Manager

Tel: 01768 593593  
Mobile: 07368 416931  
nre@hackney-leigh.co.uk



## Jane Irving

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Simon Bennett

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Amy Robinson

Sales Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Helen Holt

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



## Steve Hodgson

Viewing Team

Tel: 01768 593593  
penrithsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



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Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

# Spinney Corner, Berrier Road, Greystoke, Penrith, CA11 0UE

Approximate Area = 1420 sq ft / 131.9 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 1745 sq ft / 162 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1087635

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