



Stainton

Thorncroft, Stainton, Penrith, CA11 0ES

A rare opportunity to acquire a small holding comprising a detached three bedroom bungalow together with approximately 35 acres of adjoining pastureland located in Stainton village approximately three miles from Penrith and under four miles from Ullswater. Some of the land may offer potential for residential development subject to obtaining all necessary consents. The adjacent barn may be available to purchase by separate negotiation.

Offers in the Region of £750,000

Quick Overview

Rare small holding opportunity
Detached bungalow with
approximately 35 acres of adjoining
pastureland
Delightful semi-rural setting in
Stainton village
Three miles from Penrith and under
four miles from Ullswater
Three bedrooms
Potential for residential development
subject to all necessary consents



3



1



3



D



Superfast
69 Mbps



On-site Parking

Property Reference: P0242



Living Room



Dining Room



Dining Kitchen



Conservatory

Accommodation

Ground Floor:

Entrance Porch

Entrance Hall

With radiator.

Living Room

With windows to two elevations, sandstone open fireplace, radiator.

Dining Room

With radiator.

Conservatory

With radiator, external door.

Kitchen

With fitted base and wall units, sink, integrated oven, hob and extractor unit, radiator.

Utility Room

With fitted base unit, sink, radiator.

WC

With WC, wash hand basin.

Vestibule

With built in cupboard.

Inner Hall

With radiator, built in airing cupboard.

Bedroom One

With radiator, built in wardrobe.

Bedroom Two

With radiator, built in wardrobe.

Bedroom Three

With radiator.

Bathroom

With WC, wash hand basin, bidet, bath, shower cubicle, radiator.



Dining Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Outside:

Surrounding mature gardens, forecourt, detached garage with electric light and power, adjoining pastureland totalling approximately 35 acres as shown on the attached ordinance survey plan.

Services

Mains water, electricity and drainage. Oil central heating.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From junction 40 of the M6 proceed onto the A66 towards Keswick and immediately after passing the Rheged centre turn left where signposted to Stainton and then turn first right. Proceed into the village and turn left at the crossroads then continue ahead at the next crossroads. The entrance to Thorncroft is located on the right towards the top of the road.

Price

Offers in the region of £750,000 are invited.



Thorncroft



Land



Garden and Garage



OS Plan

Request a Viewing Online or Call 01768 593593

Meet the Team

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



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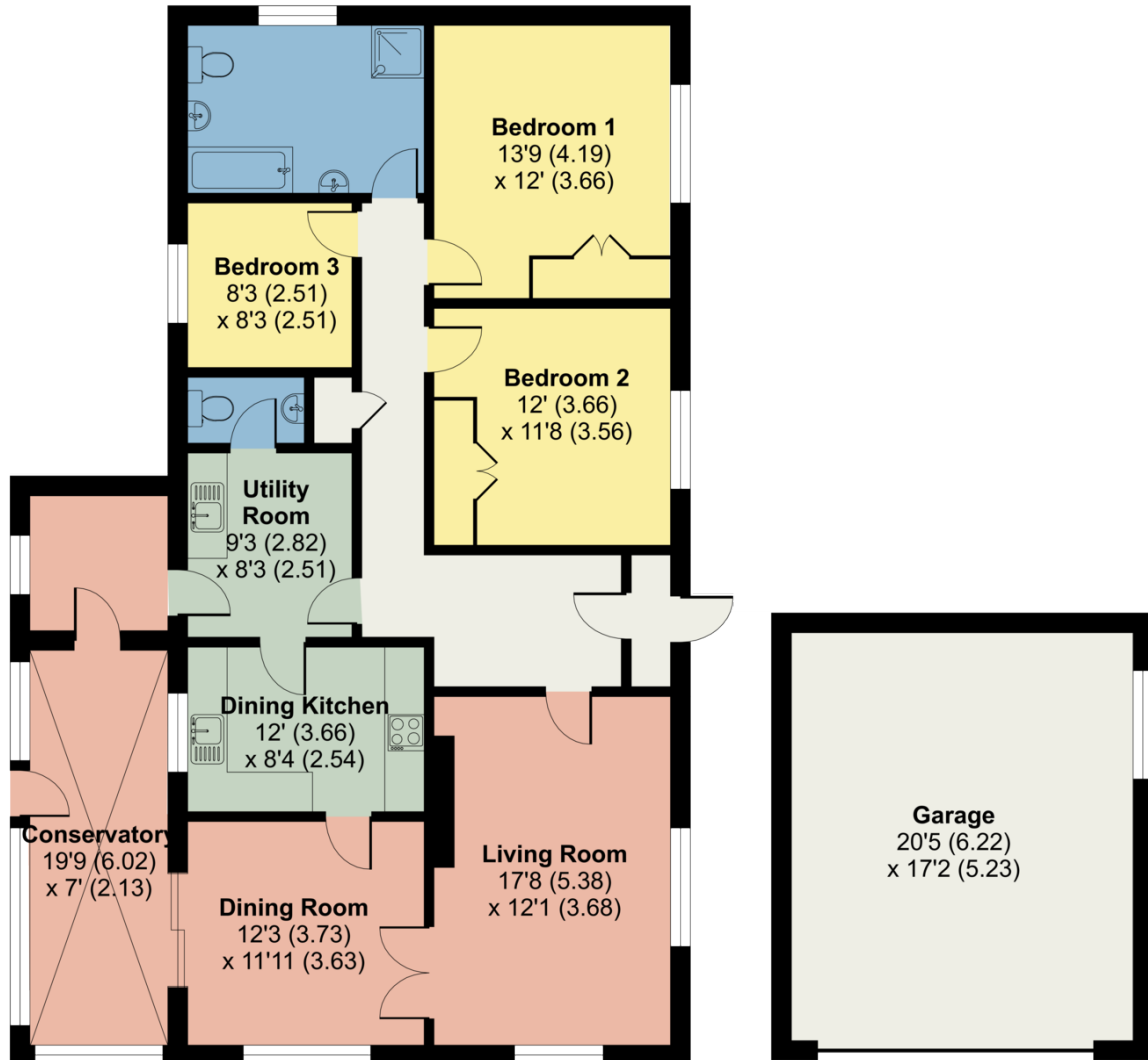
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Approximate Area = 1488 sq ft / 138.2 sq m

Garage = 358 sq ft / 33.2 sq m

Total = 1846 sq ft / 171.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1129083

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