



## Penruddock

**£275,000**

Dunmail, Penruddock, Penrith, Cumbria, CA11 0QY

Located within the Lake District National Park with breathtaking landscapes and outdoor adventures right on your doorstep, this charming semi detached house offers a unique opportunity to create your dream home in an idyllic setting. Just a short distance from the vibrant market town of Penrith, combining the tranquillity of rural living with convenient access to local amenities. The potential for modernisation throughout the home presents a blank canvas for those looking to add their personal touch and enhance the property's character.

Step inside to discover a spacious living/ dining room, where high ceilings and an open fire create a warm and inviting atmosphere, perfect for family gatherings or cosy evenings in. The home offers electric heating throughout and a practical utility room providing additional space for household tasks. Outside, the garden is a true delight, featuring a dedicated vegetable patch for those with a passion for gardening. While, the inclusion of solar panels highlights the property's commitment to sustainability and energy efficiency.

NOTE: Local Occupancy Restrictions apply

As you step through the front door, you are greeted by a welcoming entrance hall, setting the tone that permeates this residence. A double glazed window to the side aspect allows natural light to flow into the space, while the carpeted stairs ascend gracefully, inviting you to explore the upper levels of this inviting



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Superfast available



On street parking

Property Reference: P0474

3 Bedroom semi detached house  
Spacious living/ dining room with open fire  
Located within the Lake District National Park  
Local occupancy restrictions apply  
Village location  
Garden  
On street parking  
Superfast broadband available



Living Room



Kitchen



Bedroom One



Bed Two

From the entrance hall on your right, you'll discover the spacious living/ dining room, a perfect haven for both relaxation and entertaining. The room is anchored by an open fire with a charming brick surround, offering a cosy retreat on chilly evenings. Double glazed window to front aspect with double glazed patio doors that open onto the rear aspect. The compact yet efficient kitchen boasts a handy larder, providing ample storage for all your culinary needs and comprises of a free standing cooker with availability for a fridge. Sink with hot and cold taps. Beech coloured worktops with cream coloured wall and base units. Part tiled with vinyl flooring. Double glazed window to side aspect. Adjacent to the kitchen, the utility room offers space for a washing machine, freezer and tumble dryer. Double glazed window and access to side aspect. There is also a handy storage cupboard.

Venture upstairs to find 3 bedrooms and bathroom. Bedroom 1 is a large double bedroom with high ceilings and fitted wardrobes. Double glazed window to rear aspect. Bedroom 2, also a large double bedroom with storage providing ample shelving and hanging space. Double glazed window to front aspect with countryside views in the distance. Bedroom 3 is a single bedroom, which could be easily utilised as a home office. Double glazed window to front aspect. A convenient two-piece bathroom featuring, shower over bath and basin with hot and cold taps, is complemented by a separate WC,

Outside, the front garden is enclosed by a wooden fence and a charming stone wall and features a small lawn, trees of various sizes and a dedicated vegetable patch perfect for those with a green thumb. The side and rear gardens include a grassed lawn and shrubbery, bordered by a wooden fence, a mix of bush and brick boundaries. A patio area provides the ideal spot for al fresco dining or a morning coffee.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

##### Kitchen

10' 6" x 7' 1" (3.2m x 2.16m)

##### Utility Room

10' 1" x 9' (3.07m x 2.74m)

##### Living/ dining room

23' 9" x 12' 5" (7.24m x 3.78m)

##### First Floor

##### Bedroom One

13' 7" x 11' 7" (4.14m x 3.53m)

##### Bedroom Two

11' 9" x 10' 3" (3.58m x 3.12m)

##### Bedroom Three

9' 5" x 5' 10" (2.87m x 1.78m)

##### Bathroom

##### WC

## Property Information

### Tenure

Freehold

### Council Tax

Band B

Westmorland & Furness Council

### Services & Utilities

Mains electricity, mains water and mains drainage. Electric heating

### Solar Panels

We have been advised there are 8 solar panels with a capacity of 440 watts per panel. These supply heating and hot water

### Energy Performance Certificate

Band D

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

### Directions

From Penrith, head south- west on Corn Market/ A592 towards Great Dockray and continue to follow A592. At the roundabout, take the 1st exit onto Ullswater Road/ A592. At Skirsgill roundabout, take the 3rd exit on A66. At the next roundabout, take the 3rd exit and stay on A66 turning right onto Penruddock. The property will be on the left hand side

### What3words Location

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### Viewings

By appointment with Hackney and Leigh's Penrith office

### AML Section

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).

### Local Occupancy Restrictions

Dunmail, Penruddock comes under the legislation of Section 157 of the Housing Act 1985. This would mean the property is an Ex-Eden Council property and cannot be sold as a second home or a holiday let.

The criteria for purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase. Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness. The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process, who provide guidance from Westmorland and Furness Council on how to provide evidence of local connection. If a buyer's offer is accepted, their solicitors will have to formally request 'Notice of Consent' from the Council.



Bedroom Three



Bathroom



Outlook

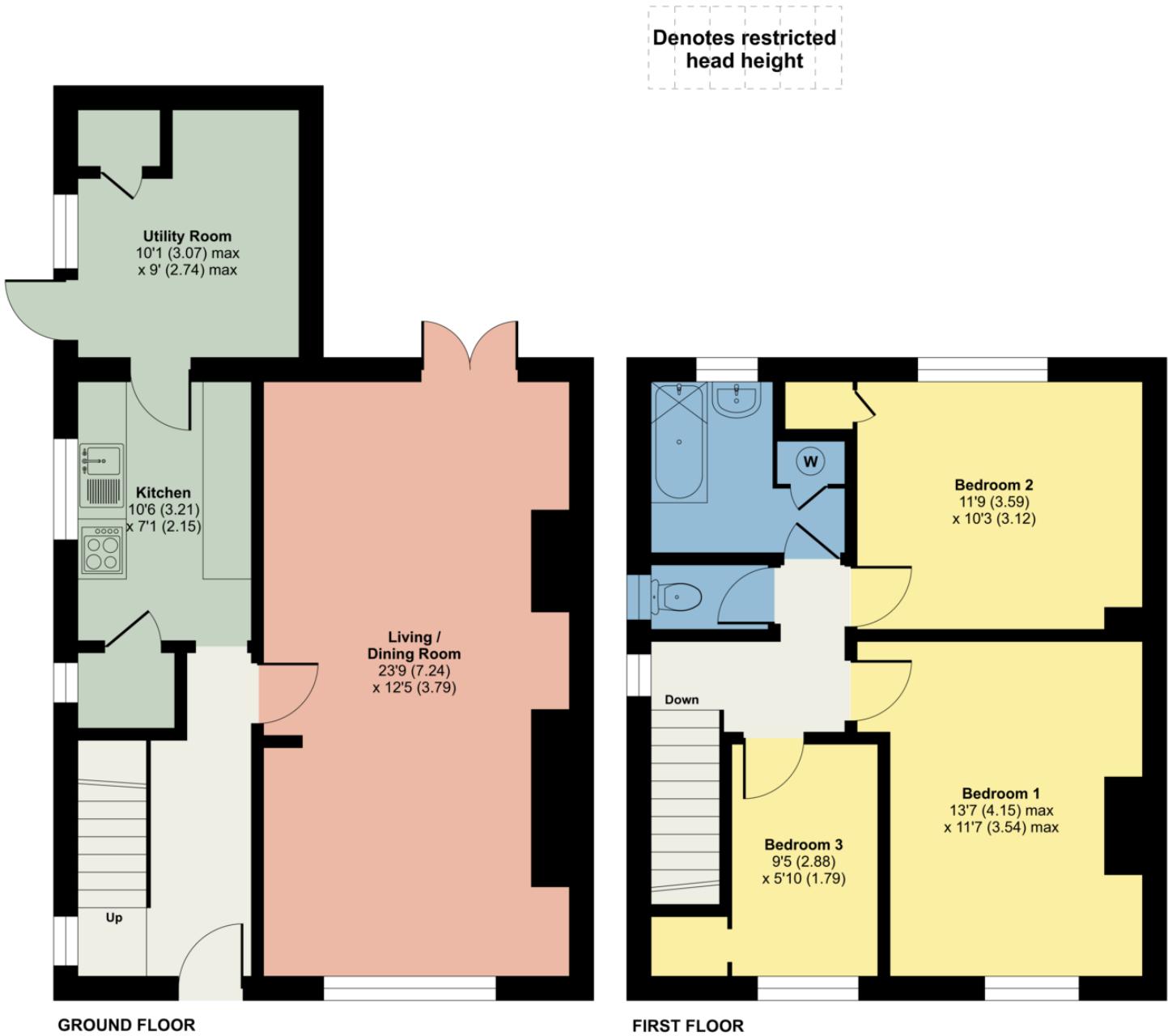


Side Garden

# Dunmail, Penruddock, Penrith, CA11 0QY

Approximate Area = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/12/2025.