



Stainton

£575,000

Stokesley House
Stainton
Penrith
CA11 0ES

A substantial modern detached five bedroom house occupying a delightfully mature half acre landscaped garden site in Stainton village and providing generously proportioned accommodation throughout.

Property Ref: P0015

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Living Room



Upstairs Landing



Bedroom one

Description A substantial modern detached five bedroom house occupying a delightfully mature half acre landscaped garden site in Stainton village and providing generously proportioned accommodation throughout.

Location Situated on the fringe of the Lake District National Park only three miles west of Penrith and four miles from Ullswater, Stainton village provides a range of local amenities including bus service, nursery and primary school, church, post office, public house, hotel and a farm shop with a range of local produce. Penrith provides a wider range of amenities including a West Coast mainline railway station, primary and secondary schools, supermarkets and a variety of locally owned and national high street shops. Recreational facilities include a leisure centre with swimming pool, golf, rugby and cricket clubs.

Directions From junction 40 of the M6 proceed to the A66 towards Keswick and continue on the A66 after passing the Rheged Centre. Turn left where sign posted to Stainton onto Fairyhead Lane. Proceed down the hill to the cross roads and turn right. Stokesley House is situated on the right half way up the road.

Accommodation

Ground Floor

Entrance Hall 19' 6" x 8' 8" (5.94m x 2.64m) With front window, radiator, access doors leading to living room, dining room. Kitchen and double doors leading to the rear conservatory.



Living Room

Living Room 19' 6" x 17' 7" (5.94m x 5.36m) A main front reception room with feature front bay window, multi fuel stove on a slate hearth with oak mantle above, beamed ceiling, two radiators, double doors to the rear conservatory.

Dining Room 14' 7" x 12' 7" (4.44m x 3.84m) An additional front reception room with feature front bay window, Victorian style fireplace, radiator.

Conservatory 25' 2" x 18' 5" (7.67m x 5.61m) A large Victorian style conservatory directly overlooking the rear garden, two radiators.

Dining Kitchen 14' 8" x 12' 7" (4.47m x 3.84m) With a modern range of fitted base and wall units, one and a half bowl stainless steel sink unit with mixer tap, ceramic wall tiling, beamed ceiling, integrated electric oven, hob, extractor unit, microwave, fridge and dishwasher, radiator.

Inner Hall With radiator, plumbing for automatic washing machine, built in cupboard.

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

First Floor

Galleried Landing With windows to the front and rear elevations, radiator.



Ensuite One



Bedroom Two



Dining Room



Ensuite Two



Bedroom Three

Master Bedroom 16' 2" x 12' 6" (4.93m x 3.81m) A front master bedroom with two windows to the front elevation, radiator, extensive range of built in wardrobes.

En-suite Bathroom 14' 4" x 6' 10" (4.37m x 2.08m) With panelled bath, tiled shower cubicle, bidet, WC, twin vanity wash hand basins with storage cupboards below, ceramic wall tiling, radiator, built in airing cupboard.

Bedroom Two 14' x 10' 1" (4.27m x 3.07m) A front double bedroom with two windows to the front elevation, radiator, extensive range of built in wardrobes.

En-suite Shower Room With tiled shower cubicle, WC, wash hand basin, ceramic wall tiling, radiator.

Inner Landing With Velux roof window, radiator, built in cupboard.

Bedroom Three 11' 3" x 10' 9" (3.43m x 3.28m) Front double bedroom with Velux roof window and gable window, radiator.

Bedroom four 10' 11" x 9' (3.33m x 2.74m) Rear double bedroom with radiator, built in cupboard.

Bedroom Five 12' 8" x 7' 9" (3.86m x 2.36m) Rear bedroom currently used as a study with radiator, built in cupboard.



Kitchen



Kitchen



Conservatory



Bedroom Four



Stokesley

Bathroom 8' x 6' 3" (2.44m x 1.91m) With panelled bath, tiled shower cubicle, WC, wash hand basin, ceramic wall tiling, Velux roof window, radiator.

Outside Front driveway and parking spaces, established stocked and shrubbed borders, side pedestrian pathways, extensive and beautifully mature landscaped rear garden comprising sweeping lawns, paved patios, established stocked and shrubbed borders, various mature trees and feature pond with bridge

Adjoining Double Garage 17' 8" x 14' 9" (5.38m x 4.5m) With electric up and over door, electric light and power points, oil central heating boiler, door to main house and rear garden.

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

Tenure Freehold.

Council Tax Band G

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

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

Prices Offers over £575,000 invited



Conservatory



Hallway



Total area: approx. 266.1 sq. metres (2864.1 sq. feet)

For illustrative purposes only. Not to scale.

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