



**Stainton**

**£575,000**

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.

Stokesley House  
Stainton  
Penrith  
CA11 0ES

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 Rheed Centre. Turn left where sign posted to Stainton onto Fairybead 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.

For a Viewing Call 01768 741741



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.



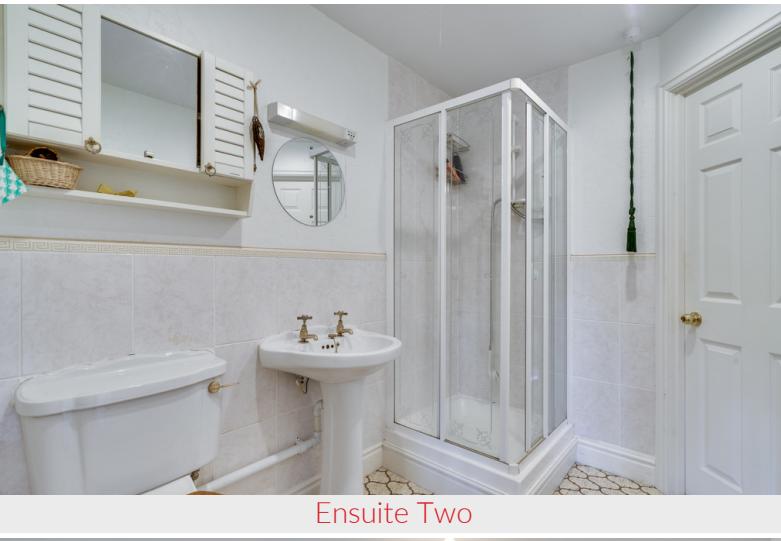
Ensuite One



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.

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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

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Conservatory



Hallway



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

For illustrative purposes only. Not to scale.

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