

PKK

34 Fairybead Park, Stainton, Penrith, Cumbria CA11 0DY

Guide Price: £350,000





PFK

LOCATION

Located within easy travelling distance of Penrith and the M6, Stainton is a popular village on the edge of the Lake District National Park with a thriving community and range of local amenities. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, railway station, Castle, park and a good selection of sports/leisure facilities. With the Ullswater valley less than four miles away, it is an ideal base to explore this most appealing part of Cumbria.

PROPERTY DESCRIPTION

This three bedroom, detached bungalow is ideally located just off Fairybead Lane, within the charming village of Stainton on the edge of the Lake District National Park and within easy reach of Penrith, M6 motorway and A66.

Its elevated position offers views from the terrace, providing a tranquil setting to enjoy the natural beauty of the surroundings.

The accommodation comprises an Entrance Hall, Large Lounge/Dining Room, Dining Kitchen, Conservatory, Three Bedrooms, and a Family Bathroom, offering ample space for comfortable living. With LPG gas heating and double glazing.

Externally, the property boasts gardens with an elevated terrace at the front, perfect for enjoying the aspect and soaking in the views. Additionally, there's parking space and a garage, providing convenience for vehicle storage.

This property presents a unique opportunity to acquire a home that has been cherished by its current owner for twenty-five years and its location may make it a hidden gem for many - an early viewing is therefore highly recommended.

ACCOMMODATION

Entrance Hall

Approached by the entrance door to the front of the property and providing two storage/cloak cupboards, radiator and access to the accommodation.

Lounge/Dining Room

6.37m x 5.69m (20' 11" x 18' 8") Situated to the front of the property, this is a generous size and provides feature fireplace with timber surround and LPG gas fire, two radiators, windows to the front enjoying the aspect and a further window to the side elevation.

Dining Kitchen

5.13m x 3.05m (16' 10" x 10' 0") Fitted with a range of wall, base and drawer units with complimentary work surface over. Multifunction oven with hob, hot plate and 1.5-bowl single drainer sink unit. Space for appliances, plumbing for washing machine, radiator, window to the rear elevation and door providing access into the conservatory.

Conservatory

3.89m x 2.52m (12' 9" x 8' 3") Double glazed conservatory providing access onto the rear garden and door into Bedroom 3.

Bedroom 1

4.79m x 3.29m (15' 9" x 10' 10") Situated to the front with radiator and window.

Bedroom 2

3.09m x 4.07m (10' 2" x 13' 4") Situated to the rear with radiator and window.

Bedroom 3

2.37m x 3.09m (7' 9" x 10' 2") Situated to the rear with radiator and door providing access into the conservatory.

Family Bathroom

1.92m x 2.48m (6' 4" x 8' 2") Four-piece suite comprising: corner bath, wash hand basin, shower cubicle and WC. Tiled floor and part tiled walls, radiator, shaver point and wall light.

EXTERNALLY

Gardens & Parking

To the front of the property is a garden area and steps which lead up to the main entrance with terrace/seating area. There is a driveway providing off road parking and access to the garage. Gated access via the side of the property to the rear garden, with paved patio and stocked garden.

Garage

ADDITIONAL INFORMATION

Personal Interest Declaration

Estate Agency Act 1979. Please be advised the seller is a relative of an employee of PFK.

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity, water and drainage. LPG fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.


Directions: From Penrith take the A66 east towards Keswick, then, at the Rheged roundabout, take the third exit and continue along on the A66 for a short distance. Take the left turn signposted Stainton. Take the fourth left turn onto Sunny Bank, then turn right onto Fairybead Park. Continuing into the cul-de-sac, immediately on the right, and you will see the lane and number 34 is the first property on the right.

What three words: ///occupiers.magnetic.stealing






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
1237.96 ft²
115.01 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan for illustrative purposes only.

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