



Brummel Kites Lane | Penruddock





# BRUMMEL KITES

## LANE

Tucked quietly away at the very end of a gravel driveway, surrounded by traditional dry-stone walls and Lakeland countryside, Number Three Brummel kites Lane is a home of rare quality, design and setting. Positioned within a peaceful corner of the beautiful Lake District village of Penruddock, this exceptional property enjoys a sense of calm and privacy that feels far removed from the everyday, yet remains superbly connected.

Brummel kites Lane is an exclusive development by Harry's & Co, a builder locally respected for innovative design and meticulous attention to detail. Number Three is the final and most discreet plot on the development, thoughtfully positioned to maximise light, outlook and privacy.

As you arrive, the gentle crunch of gravel beneath your feet sets the tone. A generous block-paved driveway provides parking for multiple vehicles, enclosed by neat pine fencing that frames the property and enhances privacy. The house itself is immediately striking, with a slate roof, dressed sandstone façade and a beautifully crafted timber frame that provides both character and shelter at the entrance. Anthracite grey composite doors and a secure electric roller garage door give a contemporary finish, while nine south-east facing solar panels quietly capture the Cumbrian light throughout the day.

Let us show you around...





Property Type:

*Detached*

Square Footage:

*1532 sqft*

Council Tax Band

*TBC*

EPC Rating

*A*

Tenure

*Freehold*











Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>







*Cook* 000

*Create* 000

*Connect* 000





*Relax* <sup>000</sup>

*Recharge* <sup>000</sup>

*Reconnect* <sup>000</sup>





Refresh 000

Relax 000

Rejuvenate 000



# Why Penruddock?

PENRUDDOCK SITS JUST OFF THE A66, MAKING IT EXCEPTIONALLY WELL PLACED FOR COMMUTERS AND THOSE WHO VALUE ACCESSIBILITY. PENRITH IS APPROXIMATELY 10 MINUTES AWAY, PROVIDING A FULL RANGE OF NATIONAL RETAILERS, SUPERMARKETS, SCHOOLS, HEALTHCARE, AND LEISURE FACILITIES. THE M6 AND PENRITH RAILWAY STATION OFFER STRONG ONWARD CONNECTIONS TO CARLISLE, KENDAL, LANCASTER, AND LONDON EUSTON, MAKING THE VILLAGE VIABLE FOR BOTH REGIONAL COMMUTERS AND HYBRID WORKERS.

THE VILLAGE HAS A STRONG SENSE OF IDENTITY AND AN ESTABLISHED RESIDENTIAL POPULATION RATHER THAN A TRANSIENT OR SEASONAL FEEL. IT APPEALS TO BUYERS SEEKING A GENUINE VILLAGE ENVIRONMENT WHERE PEOPLE LIVE YEAR-ROUND. THE SCALE OF THE VILLAGE ENCOURAGES FAMILIARITY AND COMMUNITY ENGAGEMENT, WHERE YOUR NEIGHBOURS ARE YOUR FRIENDS



# YOUR GUIDE TO LOCAL AMENITIES

## **A Delicious Meal?**

Penrith offers a huge variety of eateries and has a growing cafe culture vibe. Just 5.5 miles on the A66

## **The Closest Shops**

The Spar just 0.3 miles away, perfect for daily essentials or those delicious picky bits!

## **The Closest School?**

Penruddock Primary School is within walking distance and the local High Schools can be found in Penrith

## **A Refreshing Pint?**

Thye Herdwick Inn is right on your doorstep and you are guaranteed a great pint and a warm welcome!

## **Somewhere Nice to Walk the Dog?**

You can access many scenic walks right from your door. If it's with your four-legged friend or not!



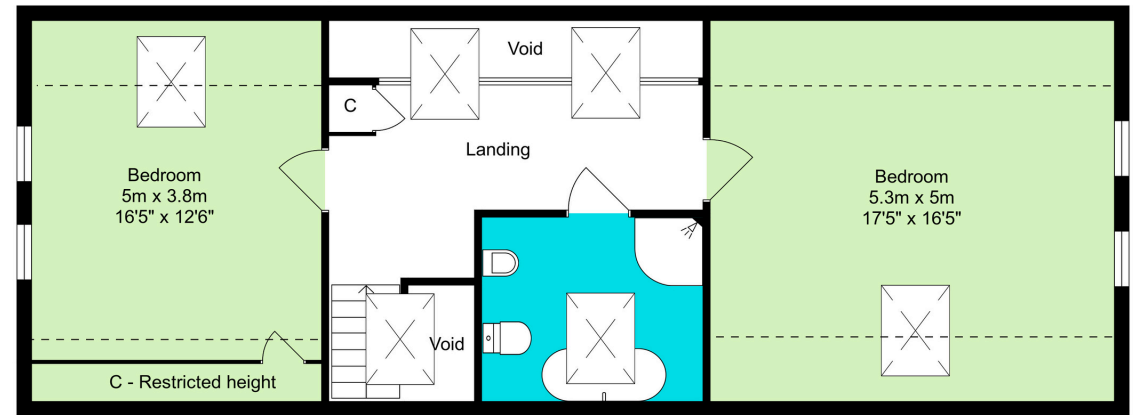


# Total Floor Area: 1532 sq.ft (142.2 sq.m) approx.

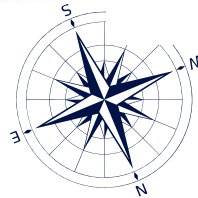
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



NICHOLSON & WOOLF



FIRST FLOOR



Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**