

# PFK

Westside Cottage, Stainton, Penrith, Cumbria CA11 0ET

Guide Price: £399,999



# PFK



PERK

## 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

Nestled just off the scenic Fairybead Lane, in the idyllic village of Stainton on the edge of the Lake District National Park, this charming three-bedroom detached bungalow offers the perfect blend of rural tranquility and modern convenience. With easy access to Penrith, the M6, and the A66, you'll enjoy the peace of country living while remaining well-connected to major transport routes.

Step inside to discover a beautifully proportioned interior that begins with a welcoming entrance hall to the rear. At the front of the property, a light-filled, spacious dining lounge opens seamlessly into a bright and airy dining kitchen—perfect for both relaxing and entertaining. The bungalow also features three comfortable bedrooms, ensuite and a stylish family bathroom. With electric heating and double glazing throughout, this home promises comfort.

Outside, the property truly shines with a lovely rear garden designed for socialising or simply unwinding in peace and a large garden room which could alternatively be used as an office. The front lawn adds to the kerb appeal, while a private driveway provides ample parking for multiple vehicles.

Whether you're a family seeking a spacious home or someone looking for single-level living with ease, this hidden gem is a rare find in a highly sought-after location. Early viewing is strongly recommended to fully appreciate all that this delightful property has to offer.

## ACCOMMODATION

### Entrance Hall

Approached by a door to the rear of the property and providing access into:

### Utility/Boot Room

2.09m x 1.76m (6' 10" x 5' 9") Base units with worksurface over, single bowl sink unit, plumbing for washing machine and double glazed window enjoying the aspect of the rear garden.

### Lounge

6.36m x 5.47m maximum (20' 10" x 17' 11" maximum) Large reception/dining room situated to the front of the property and with two double glazed picture windows overlooking the front garden and with views across the roof tops. Wood burning stove with timber mantel over, electric heater and recessed area with double glazed window enjoying the rear garden aspect. Open through to:

### Dining Kitchen

3.44m maximum x 4.71m maximum (11' 3" maximum x 15' 5" maximum) Modern, light and airy dining kitchen with a range of fitted units to include: wall, base and drawer units. Integrated appliances which include: hob with splash back and extractor over, oven, fridge and dishwasher. Central dining island with single bowl sink and double glazed window and doors onto the rear terrace/garden.

### Principal Bedroom 1

3.44m x 3.75m (11' 3" x 12' 4") 3.44m x 3.75m (11' 3" x 12' 4") Front bedroom with electric wall heater and double glazed window. Open through to:

### Ensuite Shower Room

Walk in shower unit with panelled walls, wash hand basin on timber pedestal with shelf, WC, vertical wall radiator and double glazed obscured window.

### Bedroom 2

2.35m maximum x 5.60m maximum (7' 9" maximum x 18' 4" maximum) Situated to the rear of the property this large double bedroom offers a dressing area which steps down into the bedroom area. Electric wall heater and double glazed window enjoying the view to the rear garden.

### Bedroom 3

3.23m maximum x 2.51m maximum (10' 7" maximum x 8' 3" maximum) Front bedroom with electric wall heater and double glazed window looking onto the front garden.

### Bathroom

1.74m x 2.21m (5' 9" x 7' 3") Modern white suite comprising: bath with shower over, WC and wash hand basin with timber vanity unit beneath. Extractor, double glazed obscured window and tiled floor.

## EXTERNALLY

Council Tax: Band C

## Gardens & Parking

The front of the property features a gated driveway that offers ample parking, bordered by a well-maintained lawn. A pedestrian pathway runs alongside the property, leading through a gate to the generously sized rear garden. The rear garden includes a spacious lawn, a paved entertaining terrace, and steps that lead up to a versatile Garden Room, which could serve as a potential office. This outdoor space is ideal for alfresco dining and entertaining.

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 which takes you onto Fariybead Lane. The property is located on the right hand side.

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## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.

The EPC rating is G however this EPC was carried out in 2015 and changes have been made to the property since then.

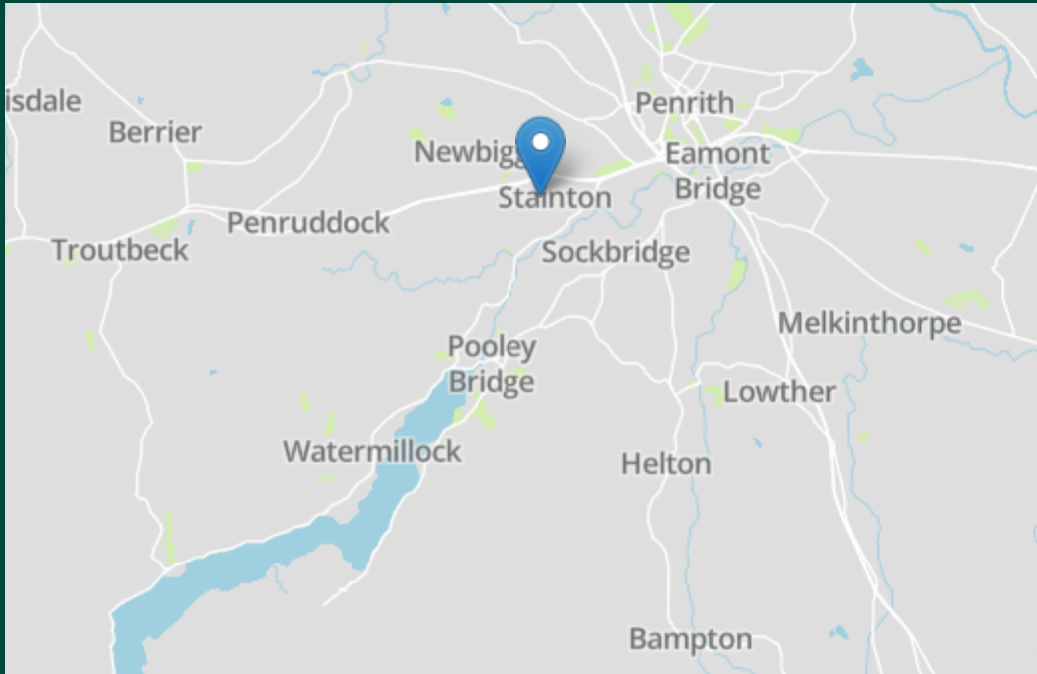
### Referral & Other Payments

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. Electric heating and double glazing installed throughout. 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>20</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Approximate total area<sup>(1)</sup>  
1061.21 ft<sup>2</sup>  
98.59 m<sup>2</sup>



Floor 0 Building 1



Floor 0 Building 2

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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