

# PEK

Christmas Cottage, Stainton, Penrith, Cumbria CA11 0EN

Guide Price: £325,000





PRK

## LOCATION

Stainton is a popular village conveniently located approx. 2.5 miles west of Penrith, within five minutes of J40 of the M6, close to the Lake District National Park and within only a 15 minute drive to Ullswater. The village itself provides a primary school, hotel, traditional inn, post office, chapel and village hall. There is also an hourly, daily bus service between the village, Penrith and Keswick. Penrith caters well for everyday needs with secondary schools, varied shops, supermarkets, banks, cinema, castle and park, bus and main line railway stations and a good selection of sports/leisure facilities.

## PROPERTY DESCRIPTION

Nestled within the ever popular village of Stainton is this rather special property. Following extensive renovations by the previous owner, this delightful, traditional terraced cottage oozes charm and character whilst benefitting from modern facilities and comforts. Having three bedrooms, one with an ensuite WC, beautiful accommodation throughout and gardens that are deceptive in size, don't miss out on this gem!

This is a property with much more than meets the eye...After undergoing an extensive refurbishment, the current owners have enjoyed adding further upgrades, including the sun room and replacing the front door and front aspect windows, so that the property offers peace and tranquility whilst being in the heart of the village. The work completed on the property has been carried out to exacting standards and it is lovely to see traditional touches dotted throughout the property, complementing the age of the cottage, including wooden latch doors, beams and of course, the fabulous range that would have been the hub of the kitchen over the years (not currently in use).

The accommodation comprises an entrance landing leading to both floors, a welcoming living room, kitchen with dining facilities, sun room, three bedrooms and a family shower room. The internal accommodation is further complemented by the cottage garden to the rear which is an attractive combination of lawn, flagged patio, established floral borders and low maintenance gravelled areas, set within a walled boundary. A private parking space lies to the end of the terrace with a right of way over the gardens of the neighbouring properties to the rear of Christmas Cottage.

## ACCOMMODATION

### Split Level Entrance Landing

Accessed via newly fitted UPVC door. With stairs leading up to the first floor and also down to the ground floor accommodation.

### Living Room

4.27m x 3.86m (14' 0" x 12' 8") (max measurements) A characterful reception room with beams to the ceiling, brick built fireplace housing a wood burning stove, useful understairs cupboard, wood effect click lock flooring, rear aspect window with delightful window seat, radiator and doors leading to the sunroom and to the kitchen/diner.

### Kitchen/Diner

4.79m x 2.88m (15' 9" x 9' 5") (max measurements) An attractive, characterful kitchen, fitted with an excellent range of modern wall, base and full height units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated under counter fridge and electric oven with hob and extractor over, wall mounted central heating boiler, matching breakfast bar, tile effect flooring and rear aspect window. Beams to the ceiling, radiator and a feature Bowerbank of Penrith range.

### Sun Room

1.75m x 1.97m (5' 9" x 6' 6") Of dwarf wall construction and glazed to three sides with patio doors leading out to the garden and wood effect click lock flooring.

## FIRST FLOOR LANDING

With hatch leading to fully insulated loft space, radiator, front aspect window and wooden latch doors giving access to all first floor rooms.

### Bedroom 1

2.9m x 3.82m (to wardrobe fronts) (9' 6" x 12' 6") A rear aspect double bedroom with a range of high quality fitted wardrobes to one wall, radiator and door into the ensuite WC.

### Ensuite WC

Fitted with WC and wash hand basin, tiled splashbacks and tile effect flooring.

### Bedroom 2

2.56m x 2.76m (8' 5" x 9' 1") (max measurements) A rear aspect double bedroom with radiator.

### Bedroom 3

2.73m x 2.09m (8' 11" x 6' 10") (max measurements) A front aspect single bedroom with radiator.

## Family Shower Room

Fitted with a three piece suite comprising tiled shower cubicle with electric shower, wash hand basin set on a vanity unit with tiled splashbacks and WC, vertical heated towel rail, click lock flooring and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

The property benefits from an offroad parking space at the end of the terrace, with a pedestrian gate providing a right of way via a pathway, through the neighbouring garden to reach the garden for the cottage. The attractive, enclosed garden has a complementary mix of lawned areas with floral, shrub and tree borders, flagged patios and low maintenance gravelled areas. There is also a wooden shed which houses the LPG gas tank and provides further storage.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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 heating (via Calor Gas bottles) Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Insulated attic. 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.

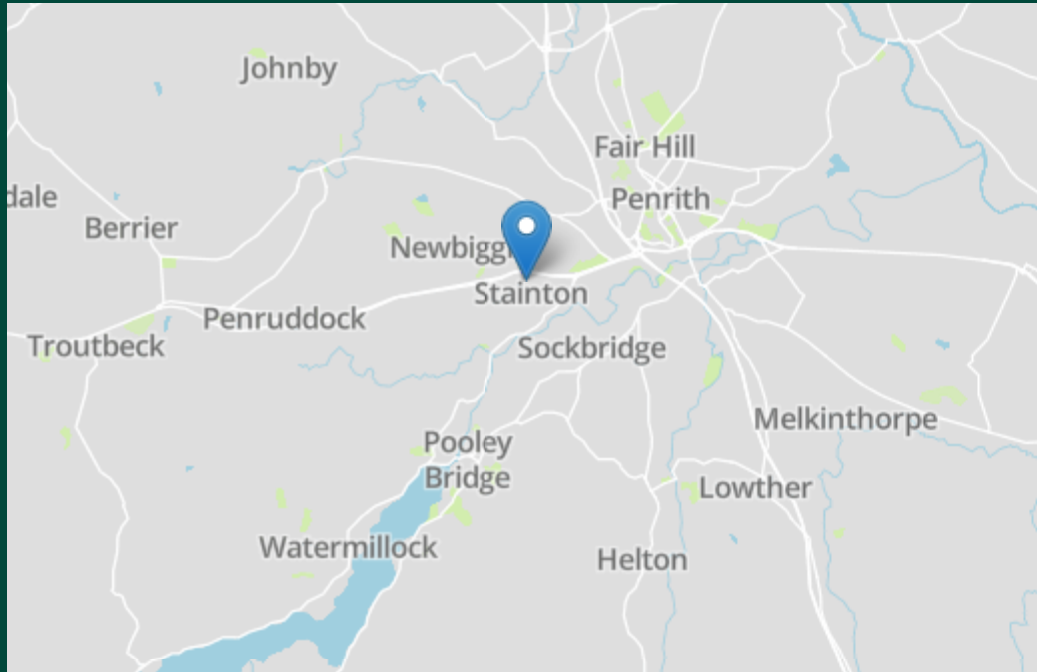
Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - grading.proofread.vocally

From Penrith take the A66 towards Keswick. Take the second exit to Ullswater from the Rheged roundabout and then the first right, signposted for Stainton, following the road into the village. At the crossroads turn left and the property is a short distance along on the left hand side and the parking space can be found at the end of the terrace.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Approximate total area<sup>(1)</sup>  
807.07 ft<sup>2</sup>  
74.98 m<sup>2</sup>

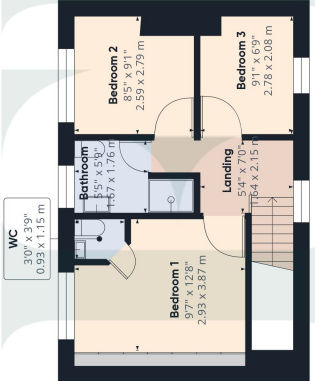
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1