



2 Old Keld Head, Penrith, CA11 0EG

Guide price £260,000



3



1



2





2 Old Keld Head

Penrith, CA11 0EG

- Attractive 3 Bed Cottage
- Lovely Terraced Garden with Patio
- Excellent Transport Links
- Short Distance to Lake Ullswater
- Offered For Sale with No Onward Chain
- Sought After Village Location
- Active Village with School, Shop, Pub, Restaurant and Village Hall
- Set on the Fringe of the Lake District National Park
- Ideal for First Time Buyers or Second Home Owners
- Viewing is Highly Recommended

Offered to the market in good order and with no onward chain, this charming three-bedroom mid-terraced cottage occupies a delightful position within the highly sought-after village of Stainton. The village is situated just three miles west of Penrith and within easy reach of Ullswater and the Lake District National Park.

The property successfully combines original character features and traditional joinery with a range of contemporary improvements, most notably the rear extension, creating a home that balances period charm with modern practicality. Well suited to a variety of purchasers, including families, downsizers and those seeking a well-connected rural retreat, the cottage offers an attractive lifestyle opportunity in a desirable village setting.



Entrance Porch

uPVC glazed front door leads into the entrance porch. Internal door to the lounge and stairs off to the first floor. Tiled flooring. Radiator.

Lounge

13'2" x 14'8" (4.02 x 4.49)

A spacious lounge which has an attractive log stove set upon a tiled hearth with timber mantle over. Period features include built in cabinetry fitted to the chimney breast alcove, wall cupboard and an exposed wooden beam as well as a stained glass panel above the door. Fitted carpet. Radiator. Understairs storage cupboard with tiled flooring.

Kitchen

9'10" x 9'9" (3.00 x 2.98)

A well appointed kitchen suite with fitted solid oak-fronted wall and base units, complementing worksurfaces, metro-tile splashback, and stainless steel sink drainer unit. There is an integrated oven and hob with extractor hood over. Plumbing for a washing machine. Solid wood flooring. Cupboard housing the boiler. uPVC double glazed window to the rear aspect. Open to the dining room.

Dining Room

10'9" x 9'9" (3.28 x 2.98)

A notable addition is the rear extension which is a versatile, light-filled space with vaulted ceiling, twin Velux roof lights, oak framing, and uPVC French doors opening directly to the patio, ideal as a dining room. Vertical radiator. Tiled flooring.

Stairs / Landing

From the entrance porch leading up to the first floor landing. Fitted carpet. Ceiling hatch with drop down ladder giving access to a large loft space which could be converted subject to seeking the relevant planning permissions.

Bedroom 1

8'6" x 9'9" (2.60 x 2.98)

Double bedroom with fitted wardrobes and shelving. uPVC double glazed window to the front aspect. Fitted carpet. Radiator.

Bedroom 2

10'8" x 8'2" (3.27 x 2.51)

Double bedroom with built in eaves storage. Twin velux windows. Fitted carpet. Radiator.

Bedroom 3

10'6" x 5'3" (3.22 x 1.61)

Single bedroom with uPVC double glazed window to the rear aspect. Fitted carpet. Radiator.

Bathroom

5'10" x 5'4" (1.78 x 1.63)

Has a fitted three-piece suite comprising: P shaped panelled bath with shower unit and glass screen over, low level w/c and sink unit. Tiled wall coverings. Heated towel rail. uPVC double glazed window to the front aspect with opaque glass.





Outside

To the rear, the property benefits from a well-designed, tiered garden that has clearly been landscaped with care. A generous timber deck steps down to a stone-flagged patio — accessed directly from the extension's French doors — providing an excellent outdoor entertaining area. Beyond, a level lawn is bounded by stone walling and a timber fence, affording a degree of privacy. To the front, a compact enclosed courtyard with a flagged path leads to the front door, with fencing providing separation from the neighbouring property.

Location

Stainton is a well-regarded residential village situated approximately two miles south-west of Penrith town centre, making it a popular choice for those who want easy access to urban amenities whilst enjoying a quieter, semi-rural environment. The village is within comfortable reach of the M6 motorway (Junction 40) and Penrith railway station, which offers direct services to both London Euston and Edinburgh — making the property particularly well-suited to commuters. The southern boundary of the Lake District National Park lies just minutes away, offering world-class walking, cycling, and outdoor recreation.

Services

We understand the property is connected to mains electricity, water, and drainage. Oil fired central heating, supplemented by the wood-burning stove in the lounge. Prospective purchasers are advised to make their own enquiries with the relevant service providers and to verify all service arrangements through their solicitor during the conveyancing process.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete

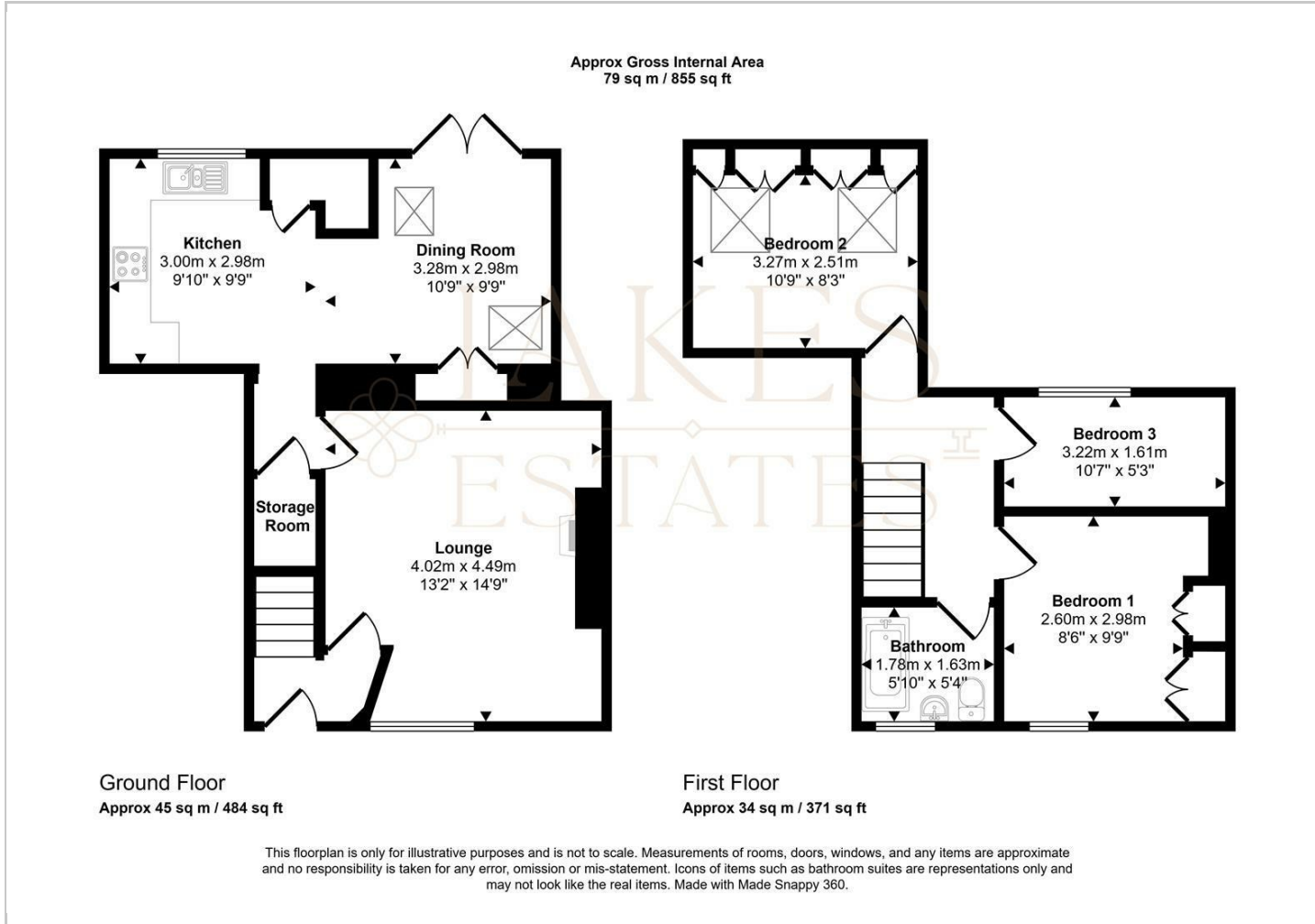
Directions

From Penrith, head West on the A66 towards Keswick. At the roundabout near Rheged take the third exit and continue on the A66 for approximately 1/4 mile. Turn left into Stainton and turn left again onto St. Johns Road. Just after the right-hand turning for Keld Head there is a semi-circular road adjacent to St John's Road. The property is located here. WHAT 3 WORDS: dubbing.shatters.aviators

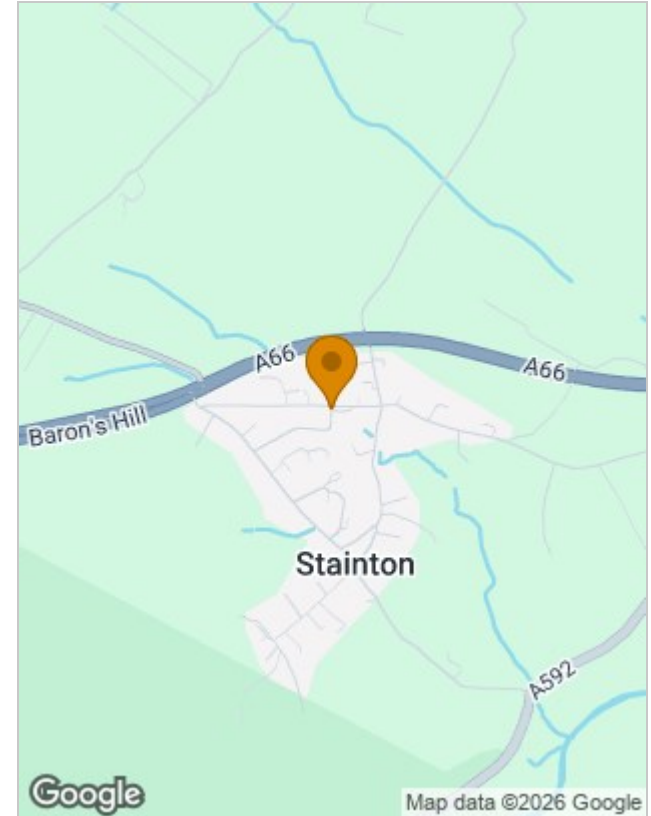




Floor Plans



Location Map



Energy Performance Graph

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

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.