



20 Beckside, Penrith, CA11 9PD

Guide price £475,000



# 20 Beckside

Penrith, CA11 9PD

- Spacious modern detached family home in a desirable village setting
- Five bedrooms with the fifth currently utilised as a ground floor office
- Flexible ground floor layout with multiple reception spaces
- Separate office/fifth bedroom
- Integral double garage and ample driveway parking
- Open southerly views across surrounding countryside
- One en-suite shower room and one en-suite bathroom
- Dining kitchen with adjoining garden room
- Utility room and ground floor cloakroom
- South-facing rear garden enjoying excellent views

Occupying a pleasant position within a sought-after village to the north of Penrith, this beautifully presented detached home offers generous and versatile accommodation. The property enjoys stunning open views to the rear and a desirable south-facing garden, creating a light and airy feel throughout.

Internally, the home has been well maintained and thoughtfully arranged, featuring a impressive central hallway, multiple reception rooms and a superb dining kitchen flowing into a garden room—perfect for both everyday living and entertaining. The first floor provides four well-proportioned double bedrooms, two with en-suite facilities, alongside a family bathroom.

Externally, there is ample off-road parking, an integral double garage and well-kept gardens, making this an ideal home for families seeking space, comfort and a semi-rural lifestyle.



## GROUND FLOOR

A welcoming entrance porch opens into a spacious central hallway with staircase leading to the first floor. The living room is a bright and comfortable space with dual aspect, including patio doors opening to the rear garden and taking full advantage of the open countryside views.

The dining room provides a formal entertaining space and connects directly to the well-appointed dining kitchen, which is fitted with a range of units and integrated appliances. The kitchen flows into a delightful garden room with vaulted ceiling, Velux windows and doors opening onto the garden—creating a superb social hub.

Additional ground floor accommodation includes a versatile room currently used as an office which could serve as a fifth bedroom, a useful utility room with internal access to the garage, and a cloakroom/WC.

## FIRST FLOOR

The landing leads to four generously sized double bedrooms. The principal bedroom enjoys lovely rear views and benefits from an en-suite bathroom, while the second bedroom also features its own en-suite shower room.

Bedrooms three and four are both well-proportioned, with bedroom four offering flexibility as a dressing room or nursery, with a connecting door to the principal bedroom if desired.

A family bathroom completes the first floor, fitted with a bath, separate shower, wash basin and WC.

Porch	5'2" x 9'10" (1.59 x 3.02)
Hallway	
Lounge	12'10" x 17'10" (3.92 x 5.46)
Dining Room	12'1" x 10'6" (3.69 x 3.21)
Kitchen	11'10" x 17'11" (3.63 x 5.47)
Conservatory	10'0" x 13'6" (3.05 x 4.14)
Utility	7'2" x 9'6" (2.19 x 2.91)
Reception Room/Study/Additional Bedroom	9'7" x 9'6" (2.94 x 2.91)
W.C	4'9" x 5'9" (1.45 x 1.76)
Garage	18'5" x 19'10" (5.63 x 6.07)
Principal Bedroom	11'9" x 11'3" (3.60 x 3.45)





<b>Principal Ensuite</b>	11'9" x 6'0" (3.60 x 1.84)
<b>Bedroom Two</b>	13'1" x 10'10" (3.99 x 3.31)
<b>Bedroom Three</b>	12'2" x 11'5" (3.72 x 3.49)
<b>Bedroom Four</b>	12'5" x 9'5" (3.79 x 2.89)
<b>Bedroom Four Ensuite</b>	6'4" x 9'7" (1.95 x 2.94)
<b>Bathroom</b>	13'0" x 6'2" (3.98 x 1.90)

#### **Landing**

#### **OUTSIDE**

To the front, a block paved driveway provides parking for several vehicles and leads to the integral double garage.

The rear garden is a particular highlight, enjoying a sunny south-facing aspect with open views across the surrounding countryside. The garden is ????? laid to lawn with a patio area ideal for outdoor dining, along with additional seating areas positioned to make the most of the outlook.

#### **Services**

Mains water, drainage and electricity are connected to the property. Oil central heating via a condensing boiler. LPG lounge fire.

#### **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.

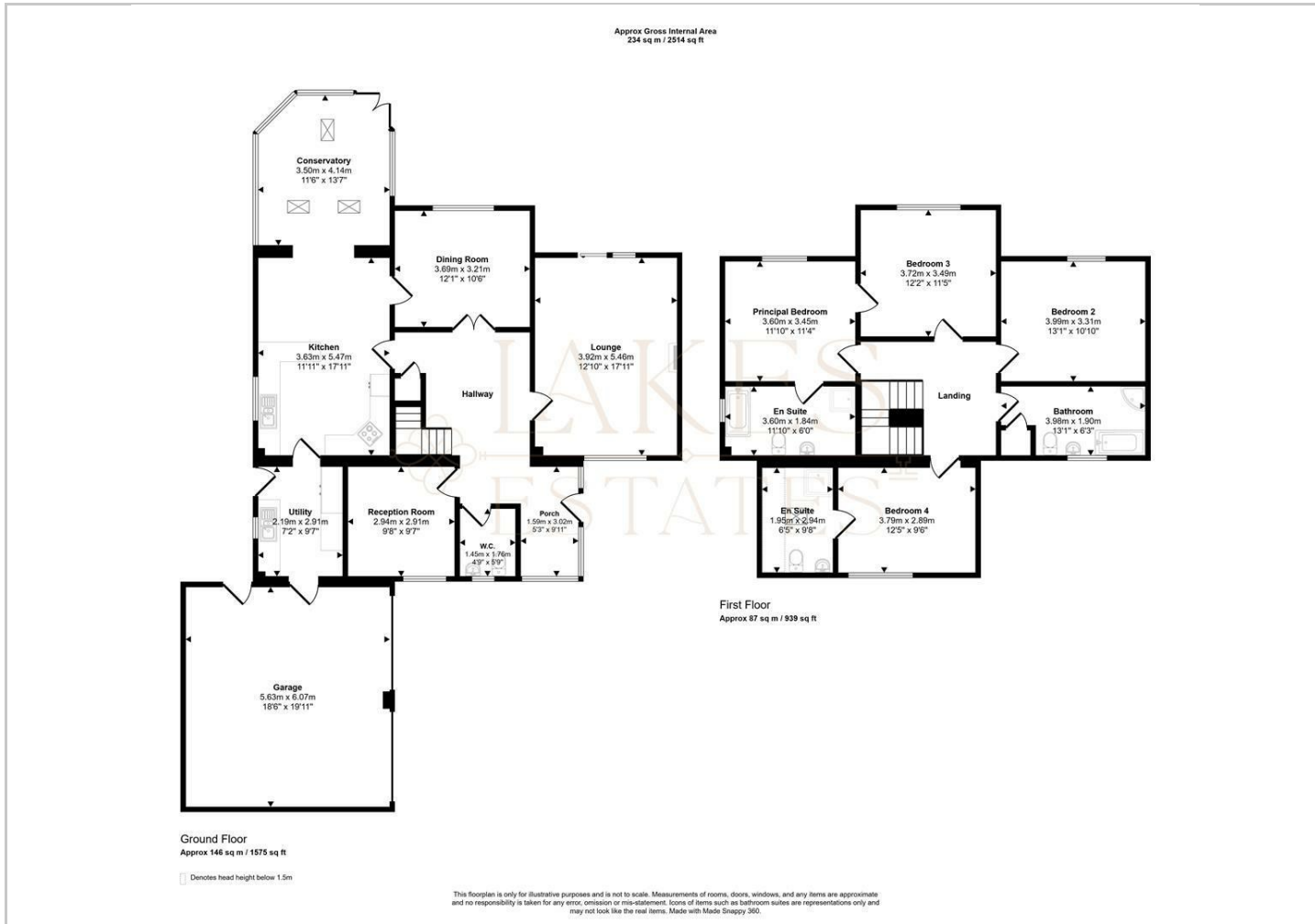
## Directions

What3words location: ///vaulting.fantastic.birthing

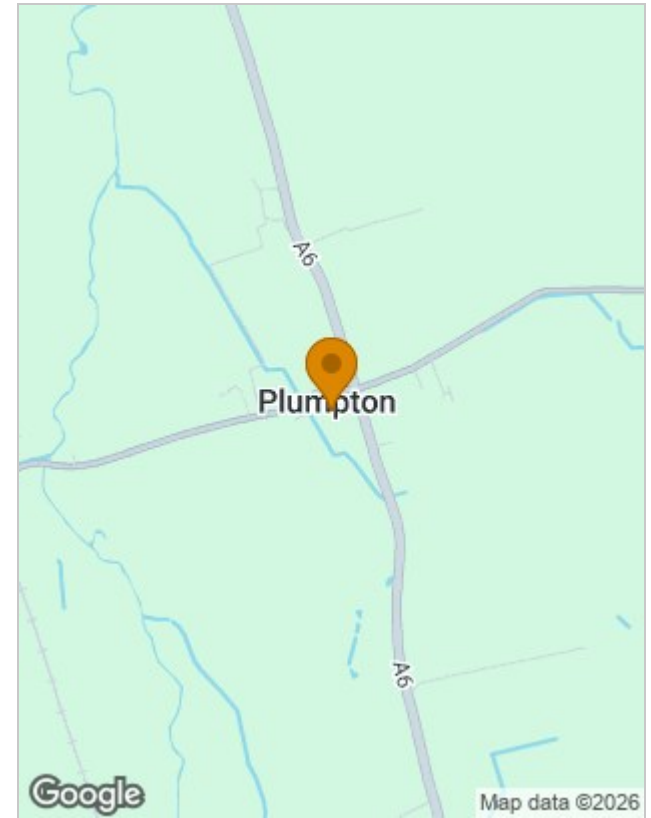




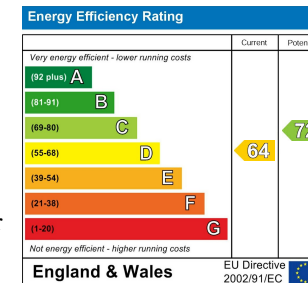
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.