



Rosewain , Penrith, CA11 0ES

Guide price £400,000



Rosewain

Penrith, CA11 0ES

- Spacious 4 Bed House
- Highly Desirable Village Location
- Driveway Offering Ample Parking
- 4 Excellent Sized Bedrooms
- Offered For Sale with No Onward Chain
- Accommodation Spanning 1968sq ft
- Private Plot with Garden & Patio
- Lounge, Sun Room & Spacious Kitchen Diner
- Bathroom & En-Suite
- Close to School, Pub & Hotel with Restaurant

Offered for sale with no onward chain, Rosewain is situated in the highly sought-after village of Stainton, on the fringes of the Northern Lake District National Park. This spacious four-bedroom home, while requiring modernisation, presents a rare blank-canvas opportunity for buyers seeking to create a substantial family home in a peaceful and private setting.

The property offers generous living accommodation, well-proportioned bedrooms and the added benefit of a large driveway offering plentiful private parking for multiple vehicles. Set within an exceptionally private plot, Rosewain enjoys pleasant views across the village towards open countryside, enhancing its sense of seclusion. Viewing is essential.

Directions

From the M6, exit at Junction 40 and head West on the A66 towards Keswick. At Rheged roundabout take the second exit signposted Stainton / Ullswater. Take the first right into Stainton and continue for approximately 1 mile. At the crossroad, turn left and continue past the Kings Arms (on right) and Brantwood (on left). As you approach the crossroad, Rosewain's driveway is on the left-hand side. The property can be identified by a Lakes Estates "For Sale" board.



Entrance Hallway

6'10" x 8'8" (2.10 x 2.66)

Front door leading into the entrance hallway. Internal doors to the kitchen and lounge, stairs leading up to the first floor landing. Laminate flooring. Radiator.

Lounge

17'10" x 15'7" (5.45 x 4.76)

A spacious lounge which has uPVC French doors leading out to the rear garden patio and internal sliding doors to the sun room. Fitted carpet. Radiator. Stone fireplace with hearth housing an electric fire.

Sun Room

12'7" x 11'5" (3.85 x 3.48)

A lovely sun room with solid roof and uPVC French doors leading out to the front patio. uPVC double glazed window. Tiled flooring. Two electric heaters.



Kitchen Diner

17'11" x 13'11" (5.47 x 4.26)

A spacious dining kitchen which has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and a sink drainer unit. Integrated appliances including an undercounter fridge freezer, microwave, double oven and hob with extractor hood over. Tiled flooring throughout. Understairs storage cupboard. Two uPVC double glazed windows. Tiled flooring. Radiator.

Rear Hallway

With doors to the utility porch, garage and ground floor w.c. Tiled flooring.

Ground Floor W.C.

Has a low level w.c and a sink unit. Part tiled walls and flooring. Double glazed window unit. Radiator.

Garage

16'8" x 9'7" (5.09 x 2.94)

Integral garage with power and lighting. Up and over door to the front elevation. Double glazed window. Houses the boiler which provides domestic heating and hot water.

Utility Porch

8'1" x 6'8" (2.48 x 2.04)

A useful space with base unit, worksurface and stainless steel sink drainer unit. Plumbing for a washing machine. Two double glazed windows. Tiled flooring. Electric heater. Door to the rear garden patio.

Stairs / Landing

Has doors off to the first floor accommodation. Two uPVC double glazed windows. Storage cupboards, one housing the hot water cylinder. Radiator. Fitted carpet.

Bedroom One

18'2" x 9'6" (5.55 x 2.91)

Spacious double bedroom with two uPVC double glazed window units. Built in wardrobes with mirrored sliding doors. Radiator. Fitted carpet.

En-Suite Shower Room

6'2" x 6'1" (1.90 x 1.86)

Has a fitted three-piece suite comprising - shower cubicle, low level w.c. and a corner sink unit. Tiled walls. Radiator.

Bedroom Two

11'9" x 11'3" (3.60 x 3.45)

A spacious double bedroom which has a range of fitted furniture. uPVC double glazed window. Radiator. Fitted carpet.





Bedroom Three 12'10" x 9'3" (3.93 x 2.83)
A spacious double bedroom which has a range of fitted furniture. uPVC double glazed window. Radiator. Fitted carpet. Ceiling hatch giving access to the loft.

Bedroom Four 14'4" x 7'4" (4.39 x 2.24)
A large single bedroom with uPVC double glazed window and built in wardrobes with mirrored sliding doors. Fitted carpet. Radiator.

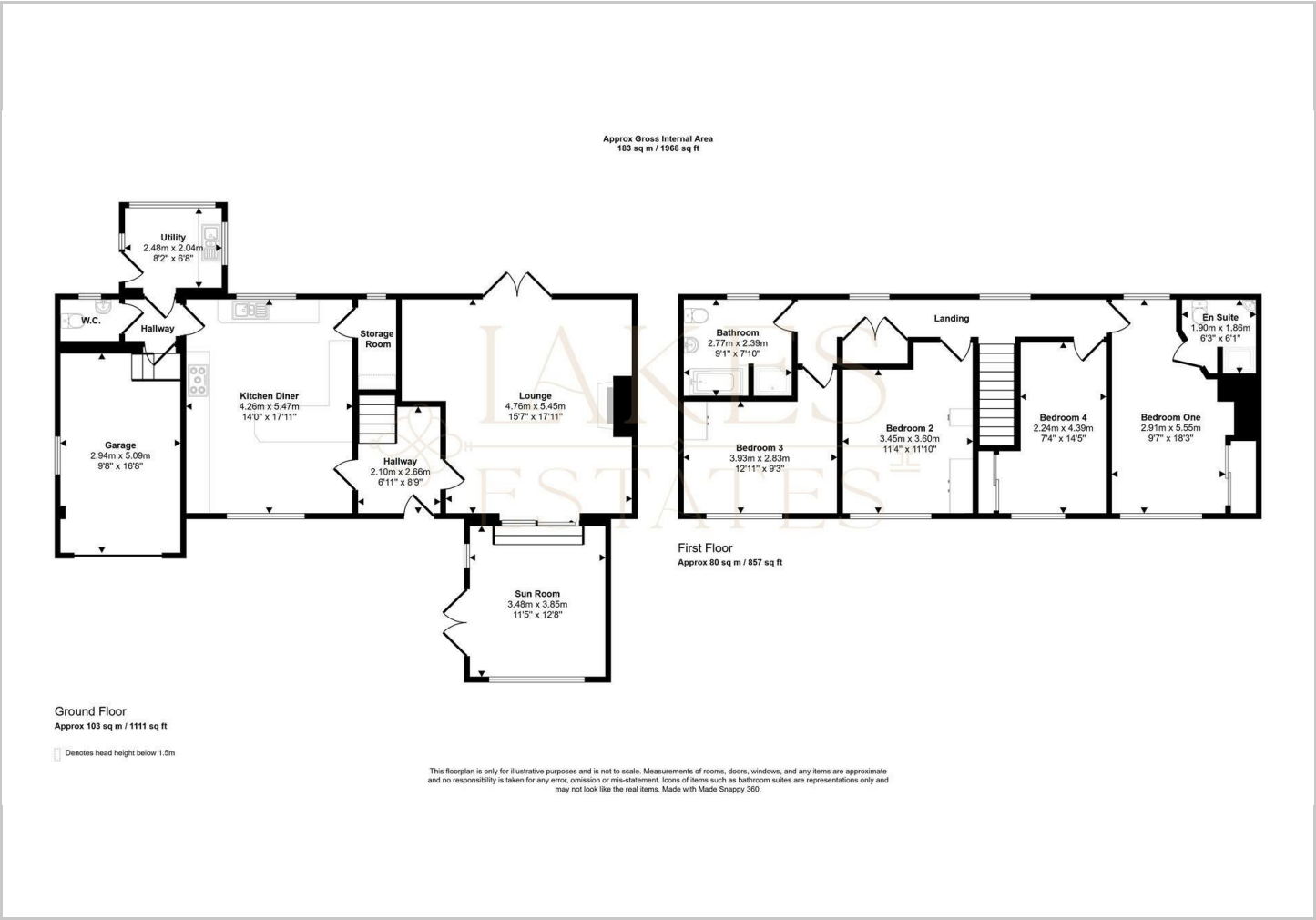
Family Bathroom 9'1" x 7'10" (2.77 x 2.39)
A spacious family bathroom which comprises: panelled bath, shower cubicle, low level w.c and a pedestal sink unit. Part tiled walls. Fitted carpet. Radiator. uPVC double glazed window.

Outside
The property is approached by a private driveway. There is a large driveway which provides plentiful private parking. A spacious front garden laid to lawn with defined borders and an array of flowers and shrubs. To the rear is a low maintenance garden patio with lovely open views.

Services
The property is serviced by mains electricity, water and drainage with oil fired central heating.



Floor Plans



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.

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Location Map



Energy Performance Graph

