



3 Mill Park, Penrith, CA11 0FG

Guide price £725,000





3 Mill Park

Penrith, CA11 0FG

- Substantial detached family home of approx. 231 sq m (2,492 sq ft) in an exclusive development of just three properties
- Impressive kitchen diner with island, granite worktops and NEFF appliances
- Very spacious Bedroom 2 with sitting area and feature apex window overlooking fields
- Water underfloor heating to the ground floor, EPC rating B (85)
- Carpets, curtains and blinds included in the sale
- Four double bedrooms, with two on the ground floor, each with an en-suite
- Spacious lounge with bay window, far-reaching views and a concealed inglenook fireplace with scope to open up
- Study, utility room, ground floor WC and landing kitchenette
- Double garage, large driveway and private landscaped gardens
- Village location with pub, shop, post office, school and Rheged close by, on the edge of the Lake District National Park

3 Mill Park is a substantial, beautifully presented detached family home of about 231 sq m (2,492 sq ft). It is in an exclusive private development of just three properties in the sought-after village of Stainton. It has a double garage, a large block-paved driveway and a private, landscaped garden with open countryside beyond.

The accommodation is flexible and well laid out. Downstairs there are two bedrooms with en-suites, a large kitchen diner with island, a lounge with a bay window and far-reaching views, a study and a utility room. Upstairs there are two further bedrooms, including a superb, very spacious Bedroom 2 with sitting area and a feature apex window. There is also a family bathroom, a galleried landing with mezzanine and a useful kitchenette cupboard. The home has an EPC rating of B (85), and carpets, curtains and blinds are included in the sale.

Directions

What3words location: ///bathtubs.regulates.snap

Guide price £725,000



GROUND FLOOR

A welcoming entrance hall has engineered oak flooring and an oak and glass staircase rising to a galleried landing, lit by a roof light. There is a built-in understairs cupboard, and solid oak doors lead off to the main rooms.

The kitchen diner (7.34m x 4.74m) is the heart of the home. The kitchen has sleek, handleless gloss units with granite worktops, a central island and a glass splashback. It has NEFF appliances, including an oven, microwave, warming drawer, induction hob and chimney extractor, along with a Bosch integrated larder fridge. There is a plumbing point for a dishwasher, which is not currently installed. The room has a large tiled floor, spotlights throughout and a window to the front. The dining area is bright and spacious, with French doors opening to the garden and views of the fields beyond.

Glazed oak double doors open from the kitchen diner into the lounge (7.38m x 4.99m). This is a spacious reception room with a wall-mounted electric fire, a window to the side and a large bay window with far-reaching views over the surrounding countryside. The vendor advises that behind the electric fire is an inglenook fireplace with a full brick flue and granite hearth, currently concealed behind plasterboard. This offers buyers scope to open it back up and reinstate a feature fireplace [subject to buyer's own investigations].

The utility room (3.64m x 2.01m) has base units with a stainless steel sink and drainer, a tiled splashback and space for a washing machine and tumble dryer. It also has a tiled floor and an external door to the side. The study (2.53m x 2.31m) is a useful size for home working. A stylish ground floor WC has a wall-hung toilet, wash basin and contemporary tiling.

The principal bedroom (3.93m x 3.50m) has built-in wardrobes and an en-suite with a bath, WC, bidet and wash basin. Bedroom 4 (3.65m x 3.25m) is a further double with its own en-suite. This has a walk-in shower with a thermostatic mixer, a vanity unit with basin and a WC, finished with feature wave tiling and a mosaic border.

First Floor (bathroom paragraph only, the rest is unchanged)

The family bathroom (3.21m x 1.70m) is fitted with a modern white suite, including a bath, a walk-in shower with thermostatic controls, a wall-hung WC and a vanity basin. It has a heated towel rail, spotlights and a roof light, and is finished with neutral tiling.



Lounge	24'2" x 16'4" (7.38 x 4.99)
Kitchen Diner	24'0" x 15'6" (7.34 x 4.74)
Study	7'6" x 8'3" (2.31 x 2.53)
W.C	8'0" x 3'5" (2.45 x 1.06)
Utility	6'7" x 11'11" (2.01 x 3.64)
Principal Bedroom	12'10" x 11'5" (3.93 x 3.50)
Principal Ensuite	8'9" x 6'9" (2.69 x 2.06)
Bedroom Four	10'7" x 11'11" (3.25 x 3.65)
Bedroom Four Ensuite	8'9" x 4'5" (2.69 x 1.35)
Entrance Hall	

FIRST FLOOR

An oak and glass staircase rises to a bright, galleried landing with a roof light and a useful mezzanine area, which suits a reading nook, home working or a play space. A cupboard on the landing has been fitted out as a kitchenette, with space for a fridge, microwave and kettle. The current owners have used it for their daughter, and it adds to the flexibility of the first floor for teenagers, guests or multi-generational living.

Bedroom 2 (5.49m x 5.11m) is a superb, very spacious room. It has plenty of space for a bed, sofas and a dining or desk area, and it is currently used as a bedroom and sitting room. A feature apex window frames wonderful views over open fields, making an ideal spot for a breakfast table or a study area.

Bedroom 3 (3.76m x 3.61m) is a further generous double, with a Velux roof light and a window overlooking the garden, plus a useful built-in storage cupboard. A large eaves storage room (areas of restricted head height) is accessed from this bedroom.

The family bathroom (3.21m x 1.70m) is fitted with a modern white suite, including a bath, a walk-in shower with thermostatic controls, a wall-hung WC and a vanity basin. It has a heated towel rail, spotlights and a roof light, and is finished with neutral tiling.

Bedroom Two	16'9" x 18'0" (5.11 x 5.49)
Bedroom Three	12'4" x 11'10" (3.76 x 3.61)
Bathroom	5'6" x 10'6" (1.70 x 3.21)
Landing/Mezzanine	
Storage Room	
Garage	18'6" x 16'9" (5.65 x 5.11)



Outside

3 Mill Park sits in an attractive position at the end of a small, private development. The property is approached over a generous block-paved driveway, offering parking for several vehicles and leading to the detached double garage, which has an up-and-over door, power and a side access door. A traditional drystone wall curves around the front boundary, and a lawned garden to the front has mature, well-stocked borders with ornamental grasses and shrubs. A flagged pathway leads to the front door, which has a covered entrance.

A timber gate to the side of the property opens to the private, enclosed rear garden. A large flagged terrace wraps around the house, with space for outdoor dining and seating, and French doors from the kitchen diner open onto it. A pergola draped in climbers adds a lovely focal point, and a further area of lawn is bordered by established planting and a drystone wall. Beyond this are open fields, giving the garden a peaceful, rural outlook. Raised, terraced borders with a wire balustrade add height and interest, and are full of colourful planting, including a variety of grasses and shrubs. The garage roof has solar panels.

Location

Stainton is a sought-after village on the edge of the Lake District National Park, with Ullswater about 4 miles away. The village has a good range of amenities, including the Kings Arms pub, the Brantwood Hotel, a primary school, a village hall and a shop and post office. Rheged, with its shops, cafés and cinema, is a short drive or leisurely walk away, and there is a nursery close by.

Penrith is only a short drive away and has a wider range of shops, schools, leisure facilities and a mainline railway station. The A66 and M6 (J40) are easily reached, giving good access to Keswick, the Lakes, and the north and south.

Services

The property is serviced by mains electricity, water and drainage and has oil central heating with underfloor heating to the ground floor and radiators to the first floor.. There are also solar panels on the garage roof.

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;

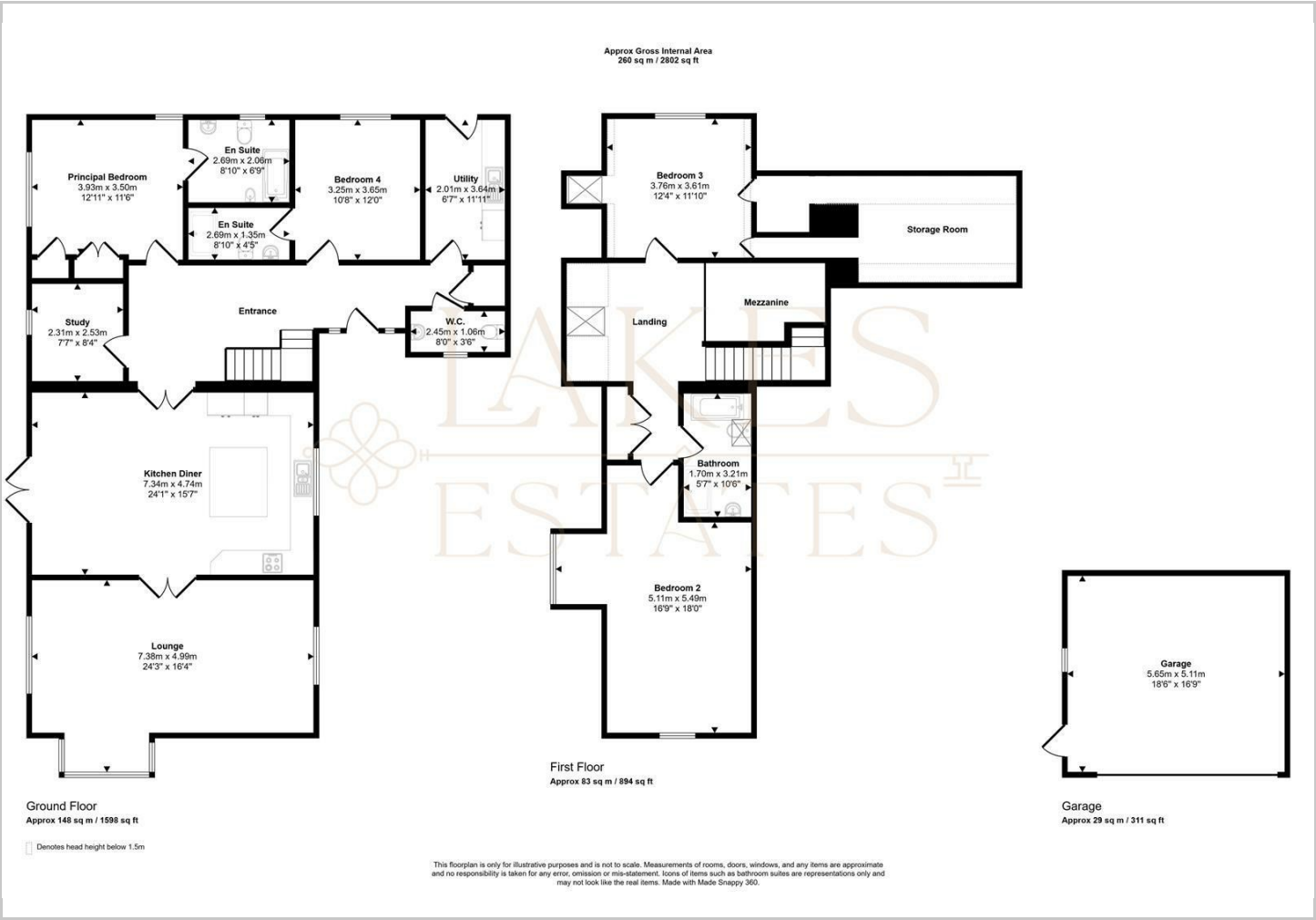
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

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.

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.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

