



Ryedale Icold Road, Penrith, CA11 0UG

Guide price £450,000





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Penrith, CA11 0UG

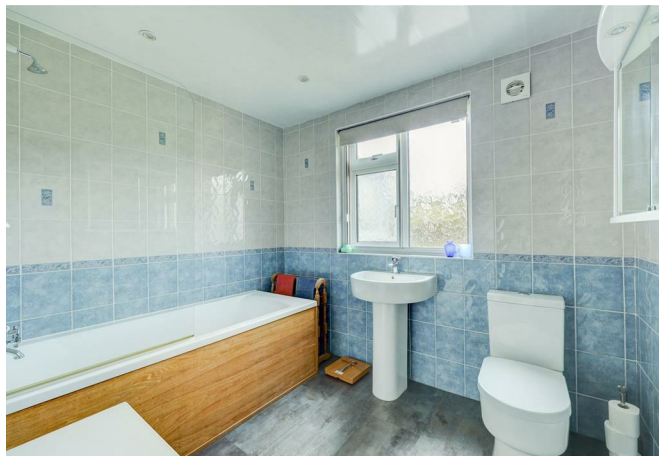
- Well Presented 3 Bed Detached Bungalow
- Beautifully Maintained Gardens
- Occupying an Elevated Plot
- Well Appointed Throughout
- Fully Fitted Kitchen with Sun Room Off
- Located in the Much Sought After Village of Greystoke
- Sweeping Driveway Providing Plentiful Private Parking
- Stunning Views over Open Fields to the Church
- Open Plan Living / Dining Room with Reading Area
- Viewing is Essential

Presented in excellent condition throughout, this attractive detached three-bedroom bungalow is situated in the highly sought-after village of Greystoke, just five miles west of Penrith on the edge of the Lake District National Park.

Greystoke is a thriving and well-served village, offering a popular pub with restaurant, a church, Greystoke Castle, a village post office and shop, and a well-regarded primary school.

Extending to approximately 1,481 sq ft, the property offers bright, spacious, and well-proportioned accommodation throughout. A sweeping driveway provides ample private parking to the front, while the beautifully maintained gardens to both the front and rear create an attractive outdoor setting.

Enjoying stunning views across the village towards the church, together with open countryside to the rear, this delightful home combines peaceful village living with an enviable location close to both Penrith and the Lake District.



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Entrance Hallway

uPVC glazed front door leading into the L shaped entrance hallway. Internal doors to the accommodation. Fitted carpet. Radiator.

Lounge / Diner

19'9" x 12'7" (6.04 x 3.86)

A bright and spacious L shaped lounge diner which has three uPVC double glazed window to the front and side aspect, the front offering lovely views towards the church. Inset wood burning stove set upon a tiled hearth with wooden surround and mantle. Three radiators. Fitted carpet. Ample space for dining furniture and a cosy reading nook.

Kitchen

13'6" x 10'9" (4.13 x 3.28)

A modern kitchen suite which has a range of fitted wall and base units with complementing worksurfaces and a stainless steel sink drainer unit with tiled splashbacks. Integrated electric oven and hob with extractor hood over. uPVC double glazed window to the rear aspect and door leading to the sun room. Radiator.

Sun Room

20'0" x 9'1" (6.12 x 2.79)

An attractive well built sun room which has UPVC framing, and sliding French doors leading to the rear garden patio. Tinted glass roof. Radiator.

Bathroom

8'11" x 7'2" (2.72 x 2.19)

A spacious family bathroom which has a fitted three-piece suite comprising; panelled bath with shower running from the taps, low level w/c and a sink unit. Tiled wall coverings. Radiator. uPVC window to the rear aspect with opaque glass.

W/C

Has a fitted low level w/c and sink unit. Part tiled walls. uPVC window to the rear aspect with opaque glass. Part tiled walls. Radiator.

Bedroom One

14'0" x 8'10" (4.29 x 2.71)

A bright and spacious double bedroom which has a range of fitted furniture. uPVC double glazed window to the rear aspect overlooking the garden and open fields to the rear. Fitted carpet. Radiator.



Bedroom Two

10'2" x 9'3" (3.10 x 2.82)

Double bedroom with Hammonds fitted wardrobes. uPVC double glazed window to the front elevation looking out towards the church. Fitted carpet. Radiator. Hammonds fitted wardrobes.

Bedroom Three

9'10" x 9'3" (3.01 x 2.82)

Double bedroom with Hammonds fitted wardrobes. uPVC double glazed window to the front elevation looking out towards the church. Fitted carpet. Radiator.

Garage

22'1" x 9'1" (6.74 x 2.78)

The garage provides power, light and houses cupboards and the heating boiler. There is an overhead mezzanine storage area and overhead door providing access into the loft space.

Outside

The property is approached by a sweeping private driveway providing parking and leading to the Garage. The driveway is flanked by raised well stocked garden enclosed by a stone wall and fencing. A flat garden and seating area provide access to the main entrance. There is a stunning open view to the front overlooking Greystoke and the church. To the rear is a two-tiered garden area with stocked and flowered areas, paved areas to enjoy the space and looking out to the open fields to the rear.

Services

Mains electricity, water, drainage & oil central heating. Fibre optic broadband. Positive air pressure ventilation system installed.

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

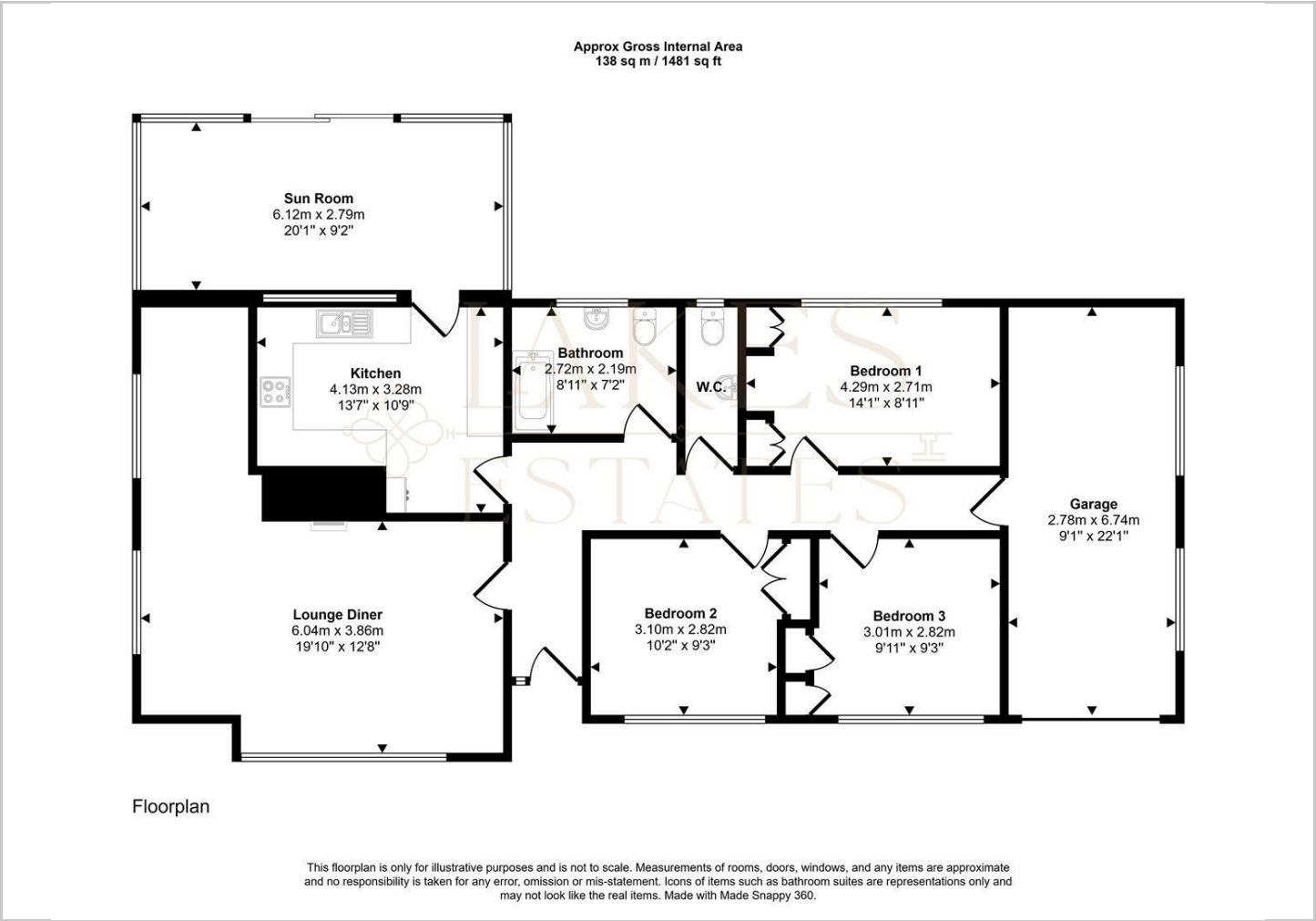
Ryedale can be located with the postcode CA11 0UG or alternative by using What3Words:

///flocking.commented.dose





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,
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Location Map



Energy Performance Graph

