



30 Fairybead Park, Penrith, CA11 0DY

Guide price £345,000



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- Extended four-bedroom family home
- Edge of the Lake District National Park
- French doors from the kitchen to the garden
- Family bathroom plus a principal bedroom with ensuite
- Block-paved driveway with off-street parking
- Quiet cul-de-sac position
- Lounge diner and spacious kitchen
- Utility room leading to a sunroom/home office
- Workshop (former garage) with external access
- Enclosed garden

Tucked away in a quiet cul-de-sac in the sought-after village of Stainton, this well presented, extended four-bedroom family home sits on the edge of the Lake District National Park, with the Ullswater Valley less than four miles away. It is an ideal base for exploring one of Cumbria’s most appealing corners, while Penrith, the M6 and the A66 are all within easy reach for commuting and everyday amenities.

Double glazed and centrally heated, the house offers generous, flexible accommodation over two floors. Downstairs there is a spacious lounge diner with a stove, a separate kitchen and a versatile sunroom/home office, while upstairs are four bedrooms and two bathrooms. Outside, a block-paved driveway provides off-street parking, there is an enclosed garden, and the former garage is now a useful workshop. With a sought-after primary school close by and a thriving village community, it is a home that suits families, home workers and anyone looking for space and a peaceful setting.

Directions

What3words location: [///pods.fall.exchanges](https://www.what3words.com/pods/fall/exchanges)

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GROUND FLOOR

A hallway leads to a bright lounge with a feature fireplace and a large front window. The separate dining room has plenty of space for family meals and entertaining. At the back, the kitchen/diner has a good run of units, a hob and French doors to the garden. A utility area with its own outside door leads through to a sunroom/home office, a flexible space ideal for working from home, a play room or a relaxing spot overlooking the garden.

Kitchen	16'6" x 12'0" (5.03 x 3.66)
Lounge	14'11" x 12'11" (4.56 x 3.95)
Dining	10'10" x 12'2" (3.32 x 3.71)
Utility	8'3" x 4'11" (2.53 x 1.50)



Reception Room/Sunroom/Office/Playroom
10'9" x 8'8" (3.30 x 2.66)

Entrance Hall

FIRST FLOOR

The landing gives access to four bedrooms. The largest and a second double are joined by two further bedrooms, which suit children, guests or a home office. There is a family bathroom with bath and separate shower, and a second bathroom.

Principal Bedroom 10'2" x 13'5" (3.10 x 4.11)

Principal Ensuite 7'5" x 6'5" (2.27 x 1.96)

Bedroom Two 9'8" x 11'3" (2.97 x 3.43)

Bedroom Three 8'0" x 12'7" (2.45 x 3.85)

Bedroom Four 8'0" x 12'0" (2.45 x 3.67)

Bathroom

Landing

Outside

To the front, a block-paved driveway provides off-street parking, with a lawned front garden. The former garage is accessed externally and is currently used as a workshop, with a window and door in place of the garage door. This offers useful space for hobbies, storage or projects, and could suit a range of uses. The rear garden is enclosed.

Garage/Storage Room 8'3" x 11'4" (2.53 x 3.47)





Location

Stainton is a popular edge-of-Lake-District village with a sought-after primary school close by, a thriving community and a range of local amenities. Penrith, the M6 and the A66 are within easy reach, and the Ullswater Valley is less than 4 miles away.

Services

Mains electricity, water and drainage are connected (none tested). Oil-fired central heating. Double glazed. The property has also installed 14 Solar Panels in 2021 with two 4.8 kilowatt batteries, reducing electricity bills.

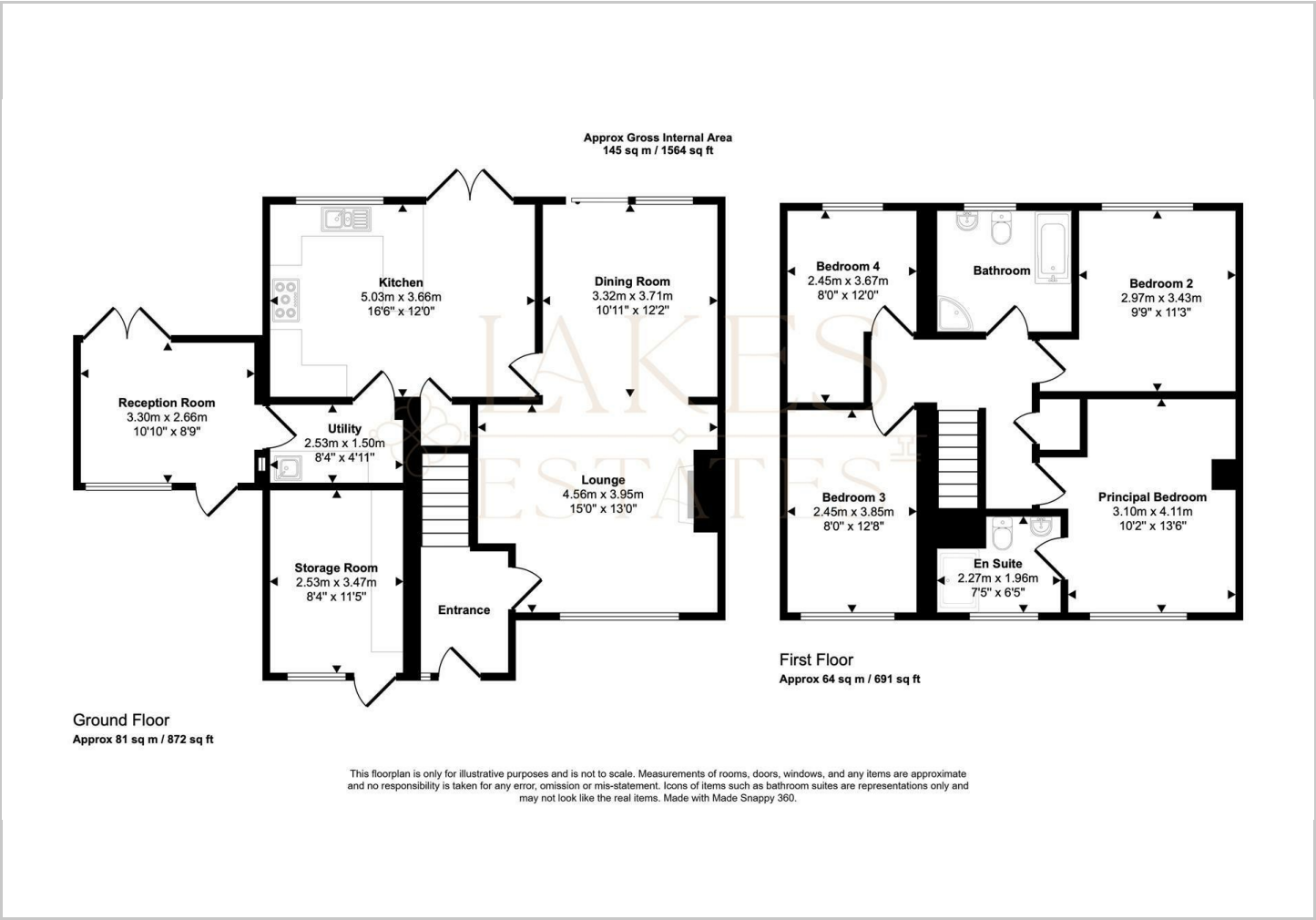
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These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy 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.



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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



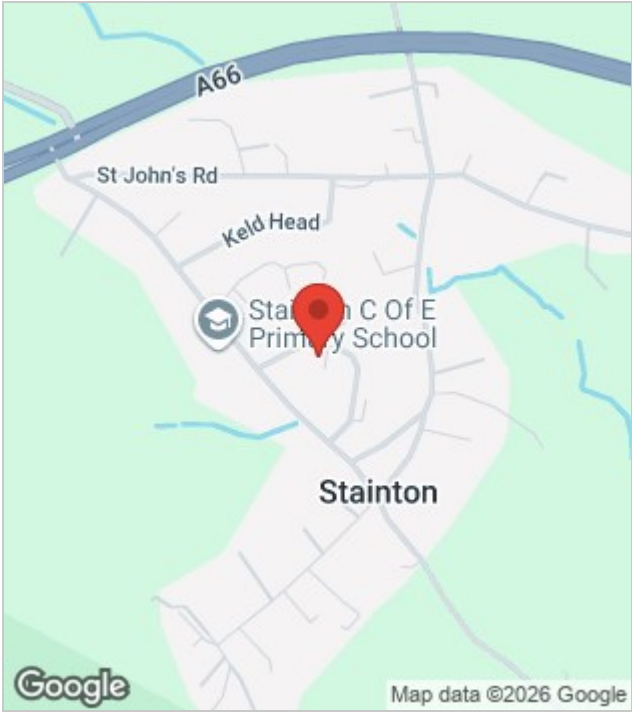
Viewing

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

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Location Map



Energy Performance Graph

