

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Wynberg, Lamonby, CA11 9SS



- **Impressive, Flexible and Spacious Detached Bungalow**
- **Rural Setting with Fabulous Open Views to the Rear**
- **Large Living Room, Breakfast Kitchen, Dining Room + Laundry**
- **4 Bedrooms, Bathroom with Separate Shower + 2nd WC**
- **Generous Gardens to the Front, Side and Rear**
- **Off Road Parking for SEveral Vehicles + Garage, Car Port and Workshop/Store**
- **uPVC Double Glazing, Oil Central Heating and an Open Fireplace**
- **Tenure - Freehold. Council Tax Band - E. EPC - TBC**

Asking price £500,000

Set in approximately a quarter of an acre plot, in the peaceful rural hamlet of Lamonby, Wynberg is an impeccably maintained, spacious family home which enjoys beautiful open views to the rear across the surrounding countryside to the Lakeland fells.

The impressive and flexible living space comprises; Entrance Hall, Living Room, Breakfast Kitchen, Dining Room, Laundry Room, 4 Bedrooms, Bathroom with Separate shower and bath and there is a further WC. Outside, the generous and well kept gardens take full advantage of the wonderful outlooks and direct sunlight as well as there being Off Road Parking for several vehicles, a Detached Garage with Adjoining Car Port and a further Workshop/Store.

Wynberg also benefits from; uPVC Double Glazing, an Open Fireplace in the living room and Oil Central Heating from a modern Condensing Boiler coupled with a Pressurised Hot Water Tank making this an efficient and comfortable home.

Location

From Penrith head north to junction 41 of the M6 and take the B5305, signposted to Wigton. Follow the road past Hutton in the Forest and continue for approximately 2 ½ miles. Turn left, signposted to Lamonby and drive into the village., Wynberg is on the right.

The what3words position is; sprouting.freedom.reversed

Amenities

In the neighbouring village of Skelton, approximately 2 miles there is an infant/primary school, a Post Office weekly service, a public house and a village hall with a bowling green. All main facilities are in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property.

Heating is via an oil fired condensing boiler coupled with a pressurised hot water tank.

The drainage is to a private treatment plant, replaced in 2025

Tenure

The property is freehold and the council tax is band E

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a UPVC double glazed door with side windows to the

Hallway 13'6 x 7'2 + 3'11 x 19'7 (4.11m x 2.18m + 1.19m x 5.97m)

There is a large recessed coat cupboard with double oak doors, a double radiator and a ceiling trap to the loft space. Oak doors lead off to the bedrooms, the bathroom and the kitchen. A glazed door set in a part glazed wall opens to the;



Living Room 14'6 x 20'10 (4.42m x 6.35m)

An open fireplace is set in a stone surround with fossil marble hearth and side shelves. Large uPVC double glazed windows face to two sides with a lovely open outlook across the village to the surrounding countryside. There are two double radiators, two wall light points and a TV aerial point.



Breakfast Kitchen 11'1 x 16'3 (3.38m x 4.95m)

Fitted with a range of wood grain finish, Shaker style units and a marble effect worksurface incorporating a one and a half bowl single drainer sink with a glass splashback. There is a built-in Bosch electric double oven and ceramic hob with glass splashback and an extractor hood above. The units include an integrated dishwasher, pan drawers and there is space for an upright fridge freezer. To one corner is a built in shelved larder. There is a recessed broom cupboard and a recessed shelved linen cupboard. The ceiling has recessed downlights and the flooring is laminate. There is a double radiator, a uPVC double glazed window to the rear with a beautiful open outlook across the surrounding countryside to the Fells. A glazed oak door opens to the laundry and an oak panelled door opens to the;



Dining Room 13' x 8'4 (3.96m x 2.54m)

Having oak laminate flooring and a uPVC double glazed window to the gable.



Laundry Room 5'9 x 5'11 (1.75m x 1.80m)

To one side is a worksurface with plumbing below for a washing machine, space for a condenser dryer and a the floor mounted Worcester oil fired condensing boiler which provides the central heating and a hot water via a pressurised hot water tank. There are built in shelved cupboards to two sides and a uPVC double glazed window looks out across the surrounding countryside to the fells. A uPVC double glazed door leads out to the rear.



Bedroom One 10' x 12' (3.05m x 3.66m)

A built-in wardrobe with sliding doors provides hanging and shelf space. There is a further walk-in recessed wardrobe with light which also houses the MCB consumer unit. There is a double radiator and a uPVC double glazed window to the front.

**Bedroom Two 9'11 x 10' (3.02m x 3.05m)**

Having a recessed walk-in wardrobe with light and there is a double radiator and a uPVC double glazed window to the rear looks out across the surrounding countryside to the Lakeland fells.

**Bedroom Three 10' x 10'11 (3.05m x 3.33m)**

A recessed wardrobe provides hanging and shelf space. There is a single radiator and a uPVC double glazed window to the front.

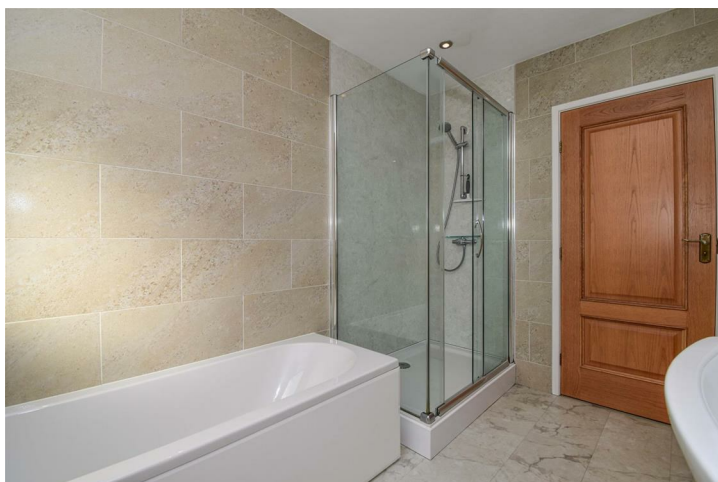


Bedroom Four 9'11 x 7'11 (3.02m x 2.41m)

Having a single radiator and a uPVC double glazed window to the rear benefiting from the beautiful view

**Bathroom 9'10 x 6'10 (3.00m x 2.08m)**

Fitted with a contemporary lavatory, wash basin with cabinet below, a bath with mixer shower taps and a large shower enclosure with a Mira mains shower over and marine boarding to two sides. The walls are tiled, the ceiling has recessed downlights and the floor is laminate tiles. There is a radiator/heated towel rail, an extractor fan and a uPVC double glazed window.

**Cloakroom 9'11 x 2'11 (3.02m x 0.89m)**

Fitted with a contemporary toilet and wash basin with cabinet below. The floor is vinyl tile and there is a uPVC double glazed window.



Outside

To the front of the bungalow is a beautiful well-maintained garden mainly lawn with well stocked flower borders.



A pair of ornate iron gates give access to a tarmac drive with off-road parking for several vehicles and access to the;



Garage 19'6 x 10'6 (5.94m x 3.20m)

Being blocked built with an apex roof and having an up and over vehicle door to the front and the pedestrian door to the rear. There are lights, power points and a water tap. Adjoining the garage is an open carport.

To the side of the car port and garage is a garden area to lawn interspersed with shrubs



To the rear of the bungalow is a lovely open garden area with a large flagged patio at the back of the bungalow with steps onto a lawn garden which enjoys the fabulous view across the surrounding countryside to the Lakeland fells.

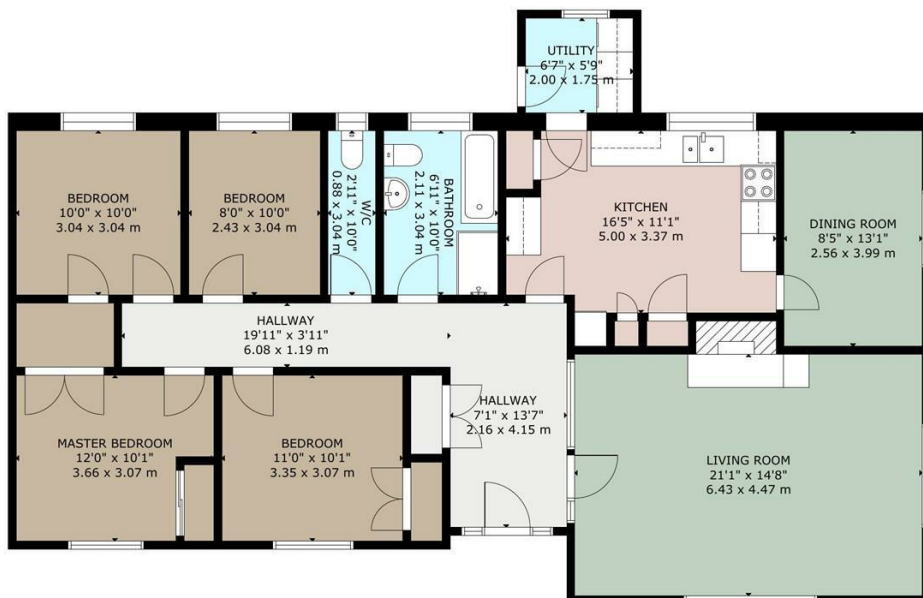
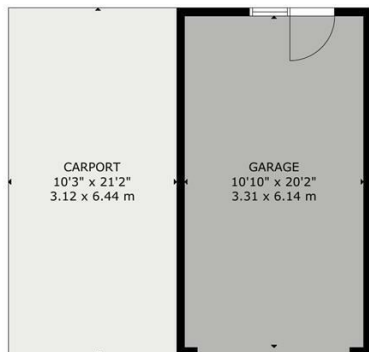
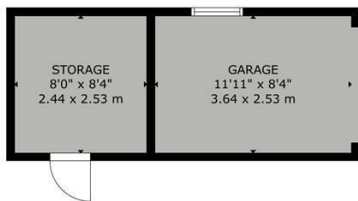
To one side of the garden is a pergola with path through to a vegetable garden.



Workshop/Store 11'10 x 8'4 (3.61m x 2.54m)

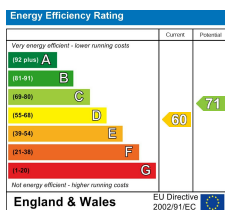
Having lights and power

Adjoining the back of the workshop is a further store with light 8 foot one by 8 foot four



GROSS INTERNAL AREA
TOTAL: 138 m²/1,490 sq ft
FLOOR 1: 138 m²/1,490 sq ft
EXCLUDED AREAS: GARAGE: 30 m²/318 sq ft, CARPORT: 20 m²/216 sq ft, STORAGE: 6 m²/67 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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