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Letting Agents

## **Stonehaven, Hunsonby, Penrith, CA10 1PN**



- **Impeccably Maintained and Spacious Detached Sandstone Former Reading Rooms**
- **Peaceful Village Location with Fabulous Open Views**
- **Large Living Room, Dining Kitchen with Utility Area + Conservatory**
- **3 Double Bedrooms + 2 Bathrooms**
- **Full Double Glazing, Oil Central Heating + Solar Panels with FIT**
- **Exquisite Gardens to the Front, Side and Rear**
- **1 Summer House + Covered Outdoor Terrace Offering a High Level of Privacy**
- **Off Road Parking for Several Vehicles + 2 Garages**
- **Tenure - Freehold. Council Tax Band - D. EPC Rating - D**

**Asking price £425,000**

In the beautiful Eden Valley, between Penrith and Melmerby and just under 2 miles from Langwathby, Stonehaven is a Wonderful and Surprisingly Spacious Home, benefitting from Fine Open Views across the Surrounding Countryside and to the Pennines. Stonehaven has been created and extended from the former Sandstone Village Reading Rooms, originally built in 1905, to give flexible accommodation comprising; Hallway, Living Room, Breakfast Kitchen with Utility Area, Conservatory, Three Double Bedrooms and Two Bathroom, one having a bath and a separate shower.

Stonehaven is set in a Generous Plot with Attractive and well kept Gardens to the Front, Side and Rear, including a Covered Terrace, ideal for Outdoor Dining, which enjoys the Superb Views. There is also Off Road Parking for Several Vehicles, Two Garages, a Summerhouse and a Garden Shed, allowing ample storage for outdoor equipment, including space for a motorhome/caravan.

The property is meticulously maintained and benefits from being Fully Double Glazing and having Oil Central Heating and Solar Panels with FIT.

### **Location**

From Penrith, head south to the A66 roundabout and take the first exit on the A686, signposted to Alston and Langwathby. Drive through Langwathby and continue for approximately 1 mile. Turn left, signposted to Winskill and Hunsonby.

The what3words position is; [accented.globe.sprouts](https://www.what3words.com/?w3w=accented.globe.sprouts)

### **Amenities**

The village of Hunsonby is a hamlet approximately 2 miles from Langwathby which is a wee serviced village there is an infant and primary school, a village shop with Sub Post Office, Church and a public house. There is a railway station on the Settle Carlisle line, giving commuter access to Carlisle and Leeds city centres All main facilities are in Penrith is 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, drainage and electricity are connected to the property. Heating is oil.

### **Tenure**

The property is freehold and the council tax is band D

### **Anti Money Laundering Requirements**

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through double uPVC double glazed doors to the;

### Conservatory 8'3 x 14'9 (2.51m x 4.50m)

Being a uPVC double glazed frame set on a low wall and with a glazed roof. There is original exposed stonework to two walls, the floor is ceramic tiled and there is a convector radiator. A uPVC double glazed door opens to the;

### Hallway 26'6 x 4'11 (8.08m x 1.50m)

There are two double radiators, a recessed coat cupboard and a dog-leg staircase with painted spindles and polished handrail leading to the first floor. Oak panel doors lead off.

### Living Room 17'6 x 20' (5.33m x 6.10m)

A "Woodwarm" multi fuel stove is set in an inglenook with granite hearth and oak mantle, a granite shelf to one side and oak bookshelves to each side. A large three panel mullioned window to the front looks out across the open countryside opposite. There is a large exposed pitch pine roof timber, two convector radiators, a TV aerial point, a telecoms point and a five amp lighting circuit.



### **Kitchen Dining Room 10'2 x 15'2 (3.10m x 4.62m)**

Fitted with a range of oak fronted wall and base units and a granite work surface incorporating a large stainless steel, single drainer sink with mixer tap and tiled splashback. There is a built-in four oven electric AGA with six ring ceramic hob and cooker hood above. To one side is a dresser unit with oak work surface and display cabinets above and to one side is an oak breakfast bar. There is an integral dishwasher, a double radiator and the flooring is vinyl tiled. Double glazed windows face to the front and extra natural light is provided by two sun pipes. The kitchen is open to the;



### **Utility Room 8'4 x 8'2 (2.54m x 2.49m)**

Fitted to one side with base units to match the kitchen having a wood effect work surface with plumbing below for a washing machine. There is space for an upright larder fridge and freezer. A wall cupboard houses the electric meter and MCB consumer unit. The floor is vinyl tiled and there is a single radiator and a uPVC double glazed window. A composite security door with double glazed windows leads out to the rear covered terrace.



### **Bedroom One 11'3 x 14'10 (3.43m x 4.52m)**

Having stripped pine floorboards, plaster coving and a ceiling rose. There is a single radiator and a uPVC double glazed mullioned window to one side to the side. A recessed wardrobe and a further built-in wardrobe provide hanging and shelf space.



### **Bedroom Two 8'6 x 11' (2.59m x 3.35m)**

A mullioned window faces to the rear and overlooks the garden and the surrounding countryside to the Pennines. There is a single radiator and a recessed wardrobe with hanging and shelf space.



### **Bathroom 8'4 x 6'7 (2.54m x 2.01m)**

Fitted with a toilet, a wash basin with cabinet below and a P-bath with a mains fed shower over, tiles around and a clear screen. The ceiling has recessed downlights, the flooring is wood effect LVT and there is a recessed shelved wall cupboard, a double radiator, an extractor fan, and a uPVC double glazed window to the rear.



### First Floor - Landing

A double glazed Velux roof window gives natural light and panel doors open to the bathroom and;

### Bedroom Three 16' x 15'2 (4.88m x 4.62m)

Being in the roof space with a sloped ceiling having two double glazed Velux roof windows and a uPVC double glazed window to the rear looking out across the garden, the surrounding countryside and the Pennines beyond. There are two double radiators, a TV aerial point and a painted plank door opens to an;



### Attic Room

Currently used as an office space, the ceiling is open to the apex with a double glazed Velux roof light and there is a double radiator. A small door opens to a further attic store room.



### **Bathroom Two 9'4 x 9' (2.84m x 2.74m)**

Fitted with a toilet set in a vanity unit with concealed cistern and storage cupboards, a round wash basin with pillar tap and cabinet below, a panelled steel bath and a separate shower enclosure with a mains fed shower and tiles to two sides. The ceiling is partly sloped with a double glazed Velux roof window, recessed downlights and an extractor fan. There are two chrome heated towel rails, a shaver socket and a uPVC double glazed window to the rear enjoying the superb view across the surrounding countryside to the Pennines.



### **Outside**

Across the front of Stonehaven is a small enclosed garden area with a stone wall around and being laid to grass with well stocked flower and shrub borders and a gate in the wall to a path leading to the doors in the conservatory.



Double vehicle doors to the side of Stonehaven open to a block paved driveway allowing off-road parking for several vehicles and access to the two garages.



To the side of the drive is an attractive garden area laid to grass with well stocked flowering borders and a gravel bed to the front with a monkey puzzle tree.

The driveway gives off road parking for several vehicles, access to the garages and to one side there is also a wooden garden shed.



**Garage One 18'11 x 11' (5.77m x 3.35m)**

Being block built and having an up and over vehicle door, light, power point and a uPVC double glazed window to the rear. an internal door opens into;

**Garage Two 19'9 x 10'3 (6.02m x 3.12m)**

Being an insulated timber building, there is a up and over vehicle door light and power point. A further door opens into the garden.

Behind the main building, with a fence around is a bunded oil tank.

An ornate garden gate opens to the;

**Rear Garden**

Immediately by the house is a large sandstone terrace seating area with a cover over allowing outdoor dining in all types of weather.

Adjoining the back of the house is the:



**Boiler Room/Garden WC 5'5 x 6'5 (1.65m x 1.96m)**

Fitted with a toilet and wash basin. A floor mounted Grant oil fired boiler provides the central heating and hot water via a pressurised hot water tank.

Across the rear of Stonehaven is a beautiful well tended garden with a central lawn having well stocked flower and shrub borders around, one with a rockery garden and there is a central bed with a feature slate obelisk.

To one side of the garden there is a;



**Wooden Summer House 9'4 x 8'3 (2.84m x 2.51m)**



To the rear of the summer house is a covered seating area which enjoys the view.

A path across the back of the garden leads to a further deck seating area behind the garage which also takes full advantage of the fantastic views



### **Referral Fees**

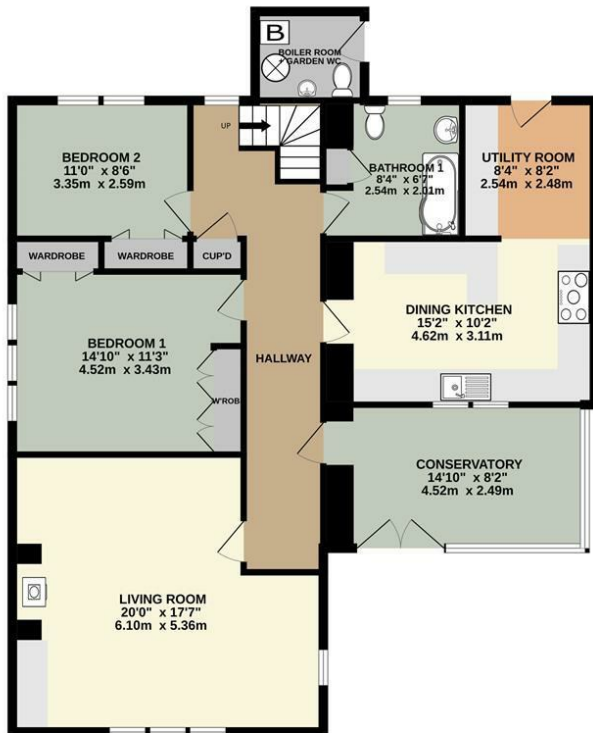
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

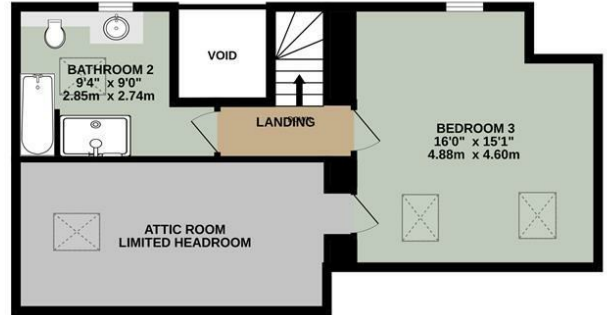
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR  
1201 sq.ft. (111.6 sq.m.) approx.

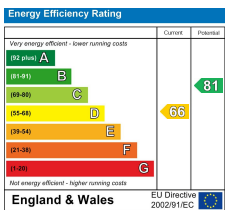


1ST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1762 sq.ft. (163.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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