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## **36 Fairybead Park, Stainton, CA11 0DY**



- **Modern Detached Bungalow, Impeccably Maintained Throughout**
- **Desirable Village Location on the Edge of the National Park**
- **Spacious Living Room with Veranda + Large Dining Kitchen**
- **3 Bedrooms and Bathroom with Bath and Separate Shower Enclosure**
- **Open Fireplace + Oil Central Heating via a Condensing Boiler**
- **Well Kept Gardens to the Front and Rear**
- **Off Road Parking + Integral Garage**
- **Views Across the Village Rooftops to the Surrounding Countryside**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

**Asking price £370,000**

Enjoying an elevated position in the desirable village of Stainton, on the edge of the National Park between Penrith and Ullswater, 36 Fairybead Park was built for the current owners to a high standard and has been extremely well cared for since. The comfortable and spacious accommodation comprises; Vestibule, Hallway, Living Room with a Balcony, Kitchen Dining Room, three Bedrooms and a Bathroom with a bath and separate shower. Several of the rooms and the balcony off the living room enjoy a wonderful view across the village roof tops to the surrounding countryside.

There are well maintained Gardens to the front and rear, an Off Road Parking Area suitable for at least 3 vehicles, including a motorhome and there is an Integral Garage below the bungalow.

The property also benefits from uPVC Double Glazing, an Open Fireplace in the living room and Oil Fired Central Heating from a Condensing Boiler.

### **Location**

From Penrith head west on the A66. Continue across the motorway roundabout to the Reghed roundabout and straight on for 3/4 mile then turn left, signposted Stainton, into Fairybead Lane then take the 4th turn on the left in to Sunnybank. then right into Fairybead Park. On Fairybead Park, take the first right turn into the cul-de-sac and then up the lane in the top right corner to number 36.

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### **Amenities**

In the village of Stainton is a Church of England nursery and primary school. The village has a Methodist Church, Post Office, public house and a hotel/restaurant. A regular bus service provides access to Penrith, Keswick, Cockermouth etc. The Parish church of St Andrew is in the neighbouring village of Dacre. Other denominations are to be found in Penrith. Stainton is also adjacent to the Lake District National Park being only 4 miles from Ullswater. All main facilities are in Penrith. Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property.

Heating is by fuel oil from a condensing boiler.

### **Tenure Freehold**

The property is freehold.

Council tax band C.

### **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 composite security door to the:

### Vestibule

Having a uPVC double glazed window to the front and a multi pane glazed door with side window to the:

### Hallway

A large recessed airing cupboard houses the hot water tank and shelves and there is a recessed coats cupboard. There is a single radiator and a ceiling trap with a drop-down ladder to the insulated and part boarded loft space.

### Living Room 15'6 x 16'7 (4.72m x 5.05m)

An open fireplace with marble hearth and back and a polished wood surround has a back boiler which supplements the hot water and central heating. There is a dado rail around the room, the ceiling is coved and there is a double radiator, a television point and a telecoms point. A uPVC double glazed window and double doors open out onto the front balcony, giving a superb open southerly view across the rooftops of Stainton to the surrounding countryside and the Pennines. A door opens to the:



### Kitchen Dining Room 25'6 x 11'8 (7.77m x 3.56m)

The kitchen area is fitted with a range of cream fronted shaker style wall and base units with a wood block effect work surface incorporating a composite one and a half bowl single drainer sink with mixer tap. There is a built-in mid height Neff electric double oven and a Neff ceramic hob with a glass splashback and an extractor hood. The units also have an integral fridge, freezer and dishwasher.



The ceiling has recessed downlights, the flooring is wood effect laminate and there is a double radiator. A uPVC triple glazed window overlooks the back garden and a uPVC double glazed window to the front looks across the village rooftops of to the surrounding countryside. There is also a recessed shelved cupboard, a TV and telephone point. Multi pane glazed doors open into the hallway and:



### **Laundry Room 5'6 x 4'10 (1.68m x 1.47m)**

With units and worktop to match the kitchen, there is a stainless steel single drainer sink with mixer tap and tiled splashback and plumbing below the work surface for a washing machine. Composite security door opens to the rear garden and the door leads to the;



### **Cloakroom**

Fitted with a contemporary toilet and wash basin with cabinet below and mirror above. There is an extractor fan and a chrome heated towel rail.



### **Bedroom One 11'8 x 11'2 + wardrobes (3.56m x 3.40m + wardrobes)**

Built-in wardrobes along one wall have hanging and shelf space and on the opposite wall is a built-in dressing table with drawers and a cupboard below. There is a double radiator and a uPVC double glazed window to the rear enjoys the view across the village.



**Bedroom Two 13'3 x 10' 5 (4.04m x 3.05m' 1.52m)**

Having a TV aerial point, a double radiator and a uPVC triple glazed window overlooking the rear garden.



**Bedroom Three 9' x 8'1 (2.74m x 2.46m)**

There is a TV aerial point, a single radiator and a uPVC triple glazed window to the rear.



**Bathroom 8'11 x 8'5 (2.72m x 2.57m)**

Fitted with a clawfoot corner bath having hand set mixer shower taps, a toilet and wash basin set in a vanity unit with a concealed cistern and storage cupboards above and below and a separate step in shower enclosure, tiled to two sides with a Triton electric shower over. There is a chrome heated towel rail, a shaver socket and a uPVC triple glazed window.



## Outside

Number 36 Fairybead Park is accessed from the cul-de-sac and through a pair of metal gates to a gravel driveway giving parking for three vehicles, including a motorhome, and access to the;



## Garage 18'3 x 8'10 (5.56m x 2.69m)

Having an up and over vehicle door, a light and power points. An oil fired Warmflow condensing boiler provides the hot water and central heating. A door opens to an under-croft allowing further storage below the bungalow.

Steps from the parking area lead up to the front garden which is laid to lawn with a flowering border and becoming a flagged patio with steps up to the front door.

Across the rear of the bungalow is a garden area mainly to lawn with flags to one end and a path from the back door leading through a gate onto Sunnybank.



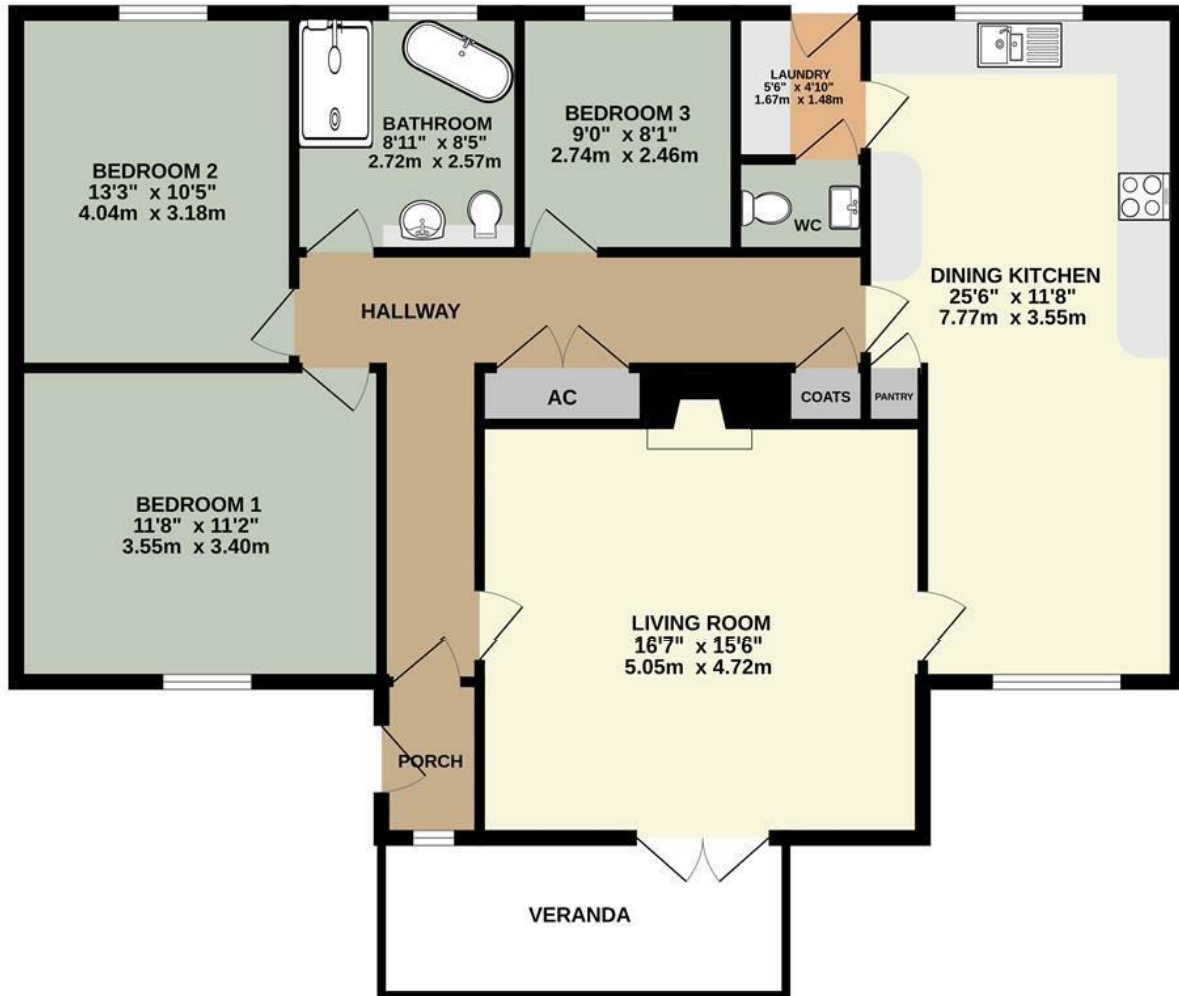
Accessed from the living room is a balcony with metal railings around which enjoys the fabulous outlook across Stainton to the surrounding countryside.

## Anti Money Laundering Requirements

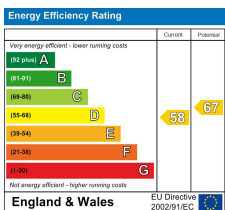
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to 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 fee 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.

# GROUND FLOOR



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