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## 6 Joiners Close, Newbiggin, CA11 0HU



- **Spacious Detached New Build Family Home**
- **Village Cul-de-Sac Location 3.5 Miles West Of Penrith**
- **Circa 1,700 sq ft (157 sq m) + Attic Rooms with potential Extra Bedrooms**
- **Living Room, Large Family Dining Kitchen + Snug/Study, Utility Room and WC**
- **4 Double Bedrooms, 3 Shower Rooms, House Bathroom + Playroom**
- **Solar Panels + Air Source Heat Pump Coupled with a Pressurised Hot Water System**
- **Off Road Parking for 4 Cars + Open Garage**
- **Rear Garden with Open Views Across the Surrounding Countryside**
- **Tenure - Freehold. Council Tax Band To Be Assessed. SAP Rating - B**
- **A Local Occupancy Restriction Applies**

**Price £650,000**

Nestled at the head of the cul-de-sac, 6 Joiners Close, Newbiggin, Penrith, is stunning new build house offering a perfect blend of modern living and comfort. Spanning an impressive 1,696 square feet, the property boasts four double bedrooms, each designed to provide a serene retreat for rest and relaxation. With a well-appointed bathrooms as well as 3 state of the art shower rooms, morning routines and family life are made effortless. There are also 3 attic rooms which have been plastered out and could be used as further bedrooms with the installation of windows.

The heart of the home features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

For those who value sustainability, this property is equipped with 3 KW solar panels and 3 KW battery storage, ensuring energy efficiency and reduced utility costs. Additionally, the air source heat pump provides an eco-friendly heating solution, making this home not only comfortable but also environmentally conscious.

Parking is a breeze with ample space for up to five vehicles, catering to families or those who enjoy hosting visitors.

This exceptional property in Newbiggin is perfect for anyone seeking a modern, spacious home in a tranquil setting. With its contemporary features and thoughtful design, it presents an outstanding opportunity for both families and professionals alike. Do not miss the chance to make this remarkable house your new home.

Please note, a local occupancy restriction applies.

## **Location**

From Penrith, head West on the A66, drive over the M6 and Rheged roundabout and continue along the dual carriageway for approximately 3/4 mile. Turn right, signposted to Newbiggin, The Joiners Close is on the left hand side.

## **Amenities Penrith**

Newbiggin is approximately a mile from Stainton. In the village of Stainton is a Church of England nursery and primary school. The village has a Methodist Church, Post Office, public house a hotel/restaurant and a farm shop with a range of local produce. 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. Newbiggin is just outside the Lake District National Park being and is only 5 miles from Ullswater. All main facilities are in Penrith.

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.

The heating is via an air source heat pump, coupled with a pressurised hot water system and the property also benefits from solar panels

## **Tenure**

The property is for sale freehold.

The Council Tax band is to be assessed

## **Viewing**

**STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL**

## Accommodation

### Entrance

Through an open porch and door to the;

### Hallway

Having wood effect LVT flooring and stairs to the first floor with a cupboard below



### Living Room 29'8 x 10'10 (9.04m x 3.30m)

With wood effect LVT flooring having under floor heating, zoned recessed down lights and a wall mounting point for a TV. uPVC double glazed windows face to the front and uPVC double glazed bi fold doors open into the rear garden. The living room is open into the;



## Dining Kitchen 13'6 x 16' (4.11m x 4.88m)

Fitted with a range of dark grey gloss fronted units with a marble effect work surface incorporating a composite sink with mixer taps. There are 2 built in electric ovens and a five ring ceramic hob with a glass splashback and a stainless steel extractor hood. There is an integrated fridge freezer, a microwave oven and a dishwasher. The flooring is LVT with underfloor heating, a uPVC double glazed window faces to the rear and oak doors open into the hallway and;



## Utility Room 8'5 x 9'3 inc wc (2.57m x 2.82m inc wc)

Fitted to one side with units to match the kitchen and having plumbing for a washing machine and space for a tumble dryer. The floor is tiled with underfloor heating, a uPVC double glazed window faces to the rear, a composite security door opens to the side and an oak door opens to the;



## Cloakroom

Fitted with a toilet and a wash basin with cabinet below and a lighted mirror above.

### **Study/Snug 13'1 x 8'6 (3.99m x 2.59m)**

Having wood effect LVT flooring with underfloor heating, a wall mounting point for a TV and a uPVC double glazed window to the front



### **First Floor- Landing**

Having a radiator and a recessed linen cupboard. Oak doors lead off.

### **Bedroom 1 9'6 x 10'10 (2.90m x 3.30m)**

uPVC double glazed windows face to the front and there is a radiator and a wall mounting point for a TV.



### **En-Suite 5'7 x 7'5 (1.70m x 2.26m)**

Fitted with a toilet and wash basin set in a vanity unit with a concealed cistern and storage cabinets and a shower enclosure with a mains fed shower having a rainwater head and a hand held attachment. The floor is tiled,, there are recessed downlights, an extractor, a uPVC double glazed window and a chrome heated towel rail.



### **Bedroom 2 13'7 x 8'10 (4.14m x 2.69m)**

Having a radiator, a wall mounting point for a TV and a uPVC double glazed window faces to the rear.



### **Bedroom 3 11'2 x 8'6 (3.40m x 2.59m)**

A uPVC double glazed window faces to the front and there is a radiator and a wall mounting point for a TV.



### **En-Suite 5'7 x 6'2 (1.70m x 1.88m)**

Fitted with a toilet having a concealed cistern, a wash basin with cupboard below and a lighted mirror above and a quadrant shower enclosure with a mains fed rainwater shower and a hand held attachment. The ceiling has recessed downlights, the floor is tiled, the walls are part tiled, a uPVC double glazed window faces to the front and there is a chrome heated towel rail.



### **Bedroom 4 10' x 9'10 (3.05m x 3.00m)**

A uPVC double glazed window faces to the rear, there is a radiator and a wall mounting point for a TV.



### **House Bathroom 9'11 x 7'1 (3.02m x 2.16m)**

Fitted with a double ended bath, double wash basins set in a vanity unit with a lighted mirror above and storage cabinets below, a toilet with a concealed cistern and a large shower enclosure with a mains fed rainwater head and a hand held attachment. The walls are fully tiled, the floor is tiled and there are recessed downlights, a heated towel rail and a uPVC double glazed window to the rear.



### **Attic Floor - Landing**

Currently there are no windows in the attic rooms however, we understand from the builder that provision has been made in the roof structure for windows in order to use this space as further bedrooms and also there is plumbing available in the eaves space to create a shower room in attic room C.

### **Attic Room A 15'6 x 11' (4.72m x 3.35m)**

There is also access to eaves storage

### **Attic Room B 15'6 x 8'8 (4.72m x 2.64m)**

With lights, power points, plumbing for a radiator and a wall point for a TV.

### **Attic Room C 4'7 x 6'2 (1.40m x 1.88m)**

with plumbing for a radiator and access via the eaves to create a shower room.

### **Outside**

To the front of the house is a tarmac forecourt giving off road parking for 4 to 5 cars and access to an adjoining car port.

A flagged path to each side leads to the rear.

To the left hand side of the house is the air source heat pump providing the hot water and central heating

To the rear there is a garden area being laid to artificial grass with a large flagged patio area.

The garden enjoys an open westerly view across the open countryside beyond.



### **Local Occupancy Clause**

The occupation of the approved dwelling at Unit 6, Joiners Close, Newbiggin shall be limited to a person with a local connection to the locality, or a widow or widower of such a person, or any resident Dependents. Locality refers to the parish and surrounding parishes. In the first instance, if a property has been actively marketed for at least six months and an occupier cannot be found then the definition of locality will be extended out to include the County of Cumbria. A person with a local connection means a person who meets one of the following criteria: - The person lives in the locality and has done for a continuous period of at least three years. - The person works permanently in the locality for a minimum of 16 hours per week. Where a person is employed in an established business that operates in multiple locations, their employment activities should take place predominantly inside the locality. - The person has a firm offer of permanent employment, for a minimum of 16 hours per week in an already established business within the locality. - The person has moved away but has a strong established and continuous links with the locality by reason of birth or long term immediate family connections. - The person needs to live in the locality because they need substantial care from a relative who has lived in the locality for at

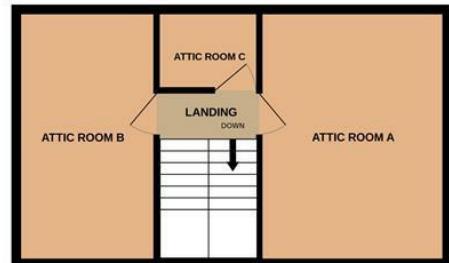
least three years, or needs to provide substantial care to a relative who has lived in the locality at least three years. Substantial care means that identified as required by a medical doctor or relevant statutory support agency. Reason - To provide housing to meet local needs and support the village.

The neighbouring parishes to Dacre are: Skelton, Greystoke, Hutton, Matterdale, Barton, Sockbridge + Tirril, Yanwath + Eamont Bridge, Catterlen as well as Penrith

GROUND FLOOR



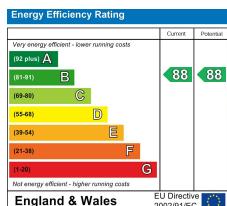
1ST FLOOR



2ND FLOOR

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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