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BALLINTOY HOUSE, SUNNYBANK, STAINTON

GUIDE PRICE £395,000

Built in 1987 by a local builder this EXCELLENT DETACHED HOUSE comprises lounge, kitchen/breakfast room, utility & cloakroom/wc. On the first floor are 3 DOUBLE bedrooms and a bathroom/wc. There is a good sized GARAGE and ample parking. side garden area. Solar panels. Quiet cul-de-sac location.

- Air Source Heating
- Desirable Location
- Quiet Village Location
- Solar Panels
- EPC Rating B

The Property Ombudsman

Directions
From Junction 40 follow the A66 for Keswick. Continue along the A66 after the first roundabout after the Rheged Centre and after half a mile take the left turn down into Stainton. The fifth turning on the left (just after the primary school) is Sunnybank. Continue down to the very bottom turning into the cul-de-sac of three properties Ballintoy House is the first on your left

Hallway
Radiator, stairs to first floor and doors off;

Living Room
w: 15' x l: 21' 7"
4.56m x 6.58m Double glazed windows to the front and side and patio doors out to the front, two radiators. Multi fuel stove set in recess with granite hearth.

Kitchen/Breakfast Room
w: 10' 5" x l: 13' 8"
3.17m x 4.17m Fitted with modern gloss grey kitchen with wall and base units and complementary laminate work surface. Integrated hob with stainless steel extractor over and stainless steel splash back. Electric oven, dishwasher. Porcelain 1 1/2 sink set below double glazed window to the side elevation. Radiator.

Utility
w: 6' x l: 14' 8"
1.82m x 4.48m Fitted with wall and base units, plumbing for washing machine. Stainless steel sink and drainer set in complimentary laminate work surface. Double glazed window and half glazed door out to the rear garden. Radiator.

Cloakroom/WC
Obscured window to the rear. wash hand basin and w/c set in vanity with storage cupboards. Radiator.

FIRST FLOOR

Landing
Double glazed window to the rear, radiator With shelved airing and double cupboard housing water cylinder. Radiator.

Bedroom 1
w: 13' 7" x l: 13' 8"
4.13m x 4.17m (master suite) Double glazed window to the front elevation. Fitted wardrobes and radiator.

Bedroom 2
w: 8' 7" x l: 15'
2.62m x 4.58m Double glazed window to the side elevation. Radiator. Loft access hatch.

Bedroom 3
w: 9' 6" x l: 15'
2.89m x 4.56m Double glazed window to the rear elevation. Radiator.

Bathroom/Shower Room/WC
Obscured glazed window to the front elevation. Fitted with a white suite comprising bath, wash hand basin, and w/c set in vanity with wall and base cupboards and tiled splash backs., Large corner shower enclosure with thermostatic shower over and complementary laminate board slash back. Under floor heating. Heated towel rail and radiator.

Garage
Up and over door, window and pedestrian door to the rear. Electric light and power. There is an electric car charger .

Outside
To the rear is a paved patio area and pathways to both side of the dwelling which are fenced. The driveway is paved with ample parking for several vehicles. The walled garden area is mainly laid to lawn with mature shrub borders.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract

Tenure
We understand that the tenure of the property is freehold but the title deeds have not been examined.

Services
Mains water, electricity, AIR SOURCE HEATING, SOLAR PANELS with two battery's, mains drainage and telephone subject to BT regulations.

Local Area
Stainton village is situated on the fringe of the Lake District National Park approximately 3 miles west of Penrith, approximately 3 miles from Lake Ullswater and approximately 14 miles from Keswick. The village provides a range of local amenities including bus service, primary school, church, post office, public house, hotel and village hall. Penrith offers ample shops, supermarkets and restaurants. Good transport links including bus services, railway station with links to North and South and M6 motorway.

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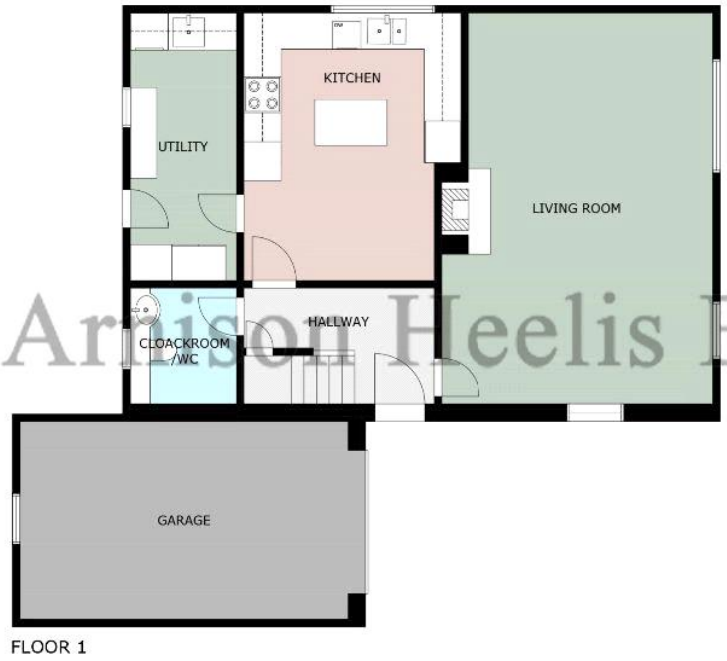

FLOOR 1

FLOOR 2

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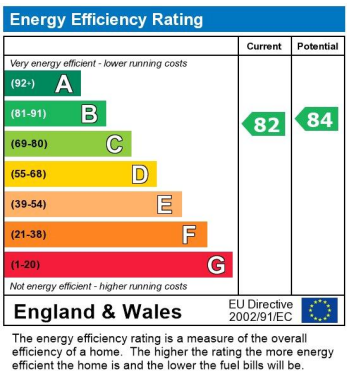

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.