



8 Hawthorn Rise, CA10 2FW | Hackthorpe | Penrith | CA10 2HS

Guide Price £455,000



david britton
ESTATES

Key features

- Detached 4 bedroom home
- Single Garage
- New Build
- High Quality fixtures and fittings
- Luxurious Specification
- Open plan Kitchen Dining
- Large lounge
- Two bedrooms on the Ground floor
- Two bedrooms and family bathroom on First Floor
- 10 Year Builders warranty

Description

****PLOT 23 - LUXURIOUS 1620 SQFT FOUR BEDROOM DETACHED NEW BUILD HOME WITH HIGH QUALITY FINISH WITH A SINGLE GARAGE - BUILT BY LOCALLY RENOWNED BUILDER STONESWOOD HOMES ****

The next exciting instalment of their superb site at Hackthorpe, Stoneswood offers this wonderful four bedroom detached home of around 1620 sqft of living accommodation with single garage and generous proportions, both inside and out. Its layout is well considered with external stone and wood finishes, high quality kitchen & bathrooms, attractive design and a location that has a mix of woodland & mountain views.

Internally on the ground floor there is an impressive full height entrance hallway, large open plan kitchen/dining room with French doors to the rear garden, lounge, cloakroom and two bedrooms, one with ensuite shower room and one which could be used as a study. On the first floor there are two double bedrooms both with roof windows, one with ensuite shower room and a stylish family bathroom.

Externally it has off road parking and gardens to the front and rear and a single garage attached to the garage of Plot 22. Ideally located in the pretty village of Hackthorpe, just a stones throw away from Askham, Ullswater and the Lake District National Park.

The properties benefit from a 10 year Build Warranty with Q Assure.

The Hackthorpe site is focusing on the needs and requests of buyers throughout Cumbria with a large selection of bungalows of various sizes and semi detached houses, all with space and a great outlook. Each property is well considered with external stone and wood finishes, high quality kitchen & bathrooms, attractive design and a location that has a mix of woodland & mountain views.

****Viewing strictly by appointment only ****

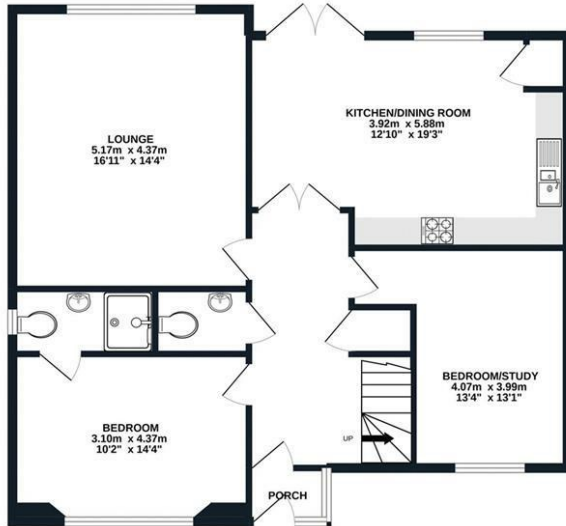
Directions



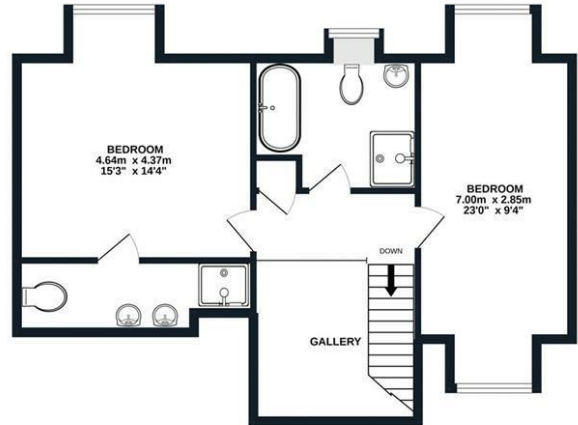


Floor plans

GROUND FLOOR
89.4 sq.m. (962 sq.ft.) approx.



1ST FLOOR
61.7 sq.m. (664 sq.ft.) approx.



TOTAL FLOOR AREA : 151.1 sq.m. (1626 sq.ft.) approx.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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