WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

McCVe's Bungalow, Penruddock, Penrith, CA11 0RD



- **Refurbished Detached Bungalow in the Lake District National Park**
- **Desirable Village Between Penrith and Keswick**
- **Living Room and Dining Kitchen**
- **Three Bedrooms + Modern Shower Room**
- **Generous Elevated Site with Outlooks Across the Village to the Lakeland Fells**
- **Low Maintenance Garden + Off Road Parking for Several Vehicles**
- **uPVC Double Glazing**
- **Modern Oil Central Heating Coupled with a Pressurised Hot Water System**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £350,000

Occupying an elevated position, on the edge of this desirable north Lake District village with a vibrant community, this detached bungalow, formerly part of the village filling station, has been renovated and refurbished in 2020 to make a comfortable and cosy home with accommodation comprising; Vestibule, Hallway, Living Room, Dining Kitchen, Three Bedrooms, a large Shower Room and a Utility Room.

The bungalow is set in a generous sized plot with Low Maintenance Gardens to either side and a large Off Road Parking Area for several cars. The raised location allows pleasing outlooks across the village and between the houses opposite to the Lakeland Fells.

The property also benefits from uPVC Double Glazing, Oil Central Heating from a Condensing Boiler coupled with a Pressurised Hot Water tank and there are two fireplaces, currently unused but which could be re-opened.

Location
From Penrith, head west on the A66 and drive for approximately 5 miles. Beyond the end of the dual carriageway. Take the first right hand turn, signposted to Penruddock. On entering the village, the property is the first on the right.

The what3words position is: bunny.roses.dwarf

Amenities
In the village of Penruddock there is a school, church and public house with restaurant.

All main facilities are in Penrith, approximately 6.5 miles, 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.

Penruddock is just under 12 miles from Keswick.

Services
Mains water and electricity are connected to the property. Heating is by fuel oil via a condensing boiler coupled with a pressurised hot water system. Drainage is to a shared septic tank.

Tenure Freehold
The property is freehold and the council tax is band C.

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a uPVC double glazed door to the;

Vestibule
A glazed door with windows around opens to the;

Hallway

Having a recessed coats cupboard with hanging and shelf space and a ceiling trap with drop-down ladder gives access to the insulated and part boarded loft space with window. There is a double radiator and oak doors off to all rooms.



Living Room 10'11 x 13'11 (3.33m x 4.24m)

An open fireplace has a tiled surround and there is a double radiator and a wall mounting point for a TV. uPVC double glazed windows face to two sides with an open views across the village to the Lakeland Fells.





Dining Kitchen 10'8 x 18'7 (3.25m x 5.66m)

The kitchen area is fitted with matt grey fronted units with a light wood grain effect work surface incorporating a composite single drainer sink with mixer tap and a splashback to match the work surface. There is a built-in electric oven, a microwave combination oven and a ceramic hob with glass splashback and a stainless steel and glass extractor hood and there is an integral dishwasher.



To the dining end of the room is an open fireplace with a marble hearth and back and oak surround and currently fitted with an electric flame effect heater.

There is a wall mounting point for a TV, a telecoms point, a double radiator and UPVC double glazed windows to two sides give an open outlook, one toward the Lakeland fells.





Rear lobby
A uPVC double glazed window gives natural light, a glazed door opens to the side porch and an open doorway leads to the;

Boiler Room/Laundry 4'2 x 7' (1.27m x 2.13m)
A floor mounted Grant oil fired condensing boiler provides the central heating and a hot water via a pressurised hot water tank. There is plumbing for a washing machine and space for an upright fridge freezer.



Side Porch
Being uPVC double glazed to three sides with a door opening to the outside.

Bedroom One 10'9 x 13'11 (3.28m x 4.24m)
A built-in wardrobe has hanging and shelf storage. There is a single radiator and a uPVC double glazed window with an open outlook.



Bedroom Two 10'11 x 9'11 (3.33m x 3.02m)
Having a single radiator and the uPVC double glazed window to the front with a view between the homes opposite to the Lakeland fells.



Bedroom Three 7'7 x 10'1 (2.31m x 3.07m)
Having a single radiator and the uPVC double glazed window to the front with a view between the homes opposite to the Lakeland fells.



Shower Room 8'10 x 7'9 (2.69m x 2.36m)

Fitted with a “Heritage” lavatory and wash basin and having a large low-step shower enclosure, marine boarded to two sides with a Mira mains fed shower over. There is a large built-in airing cupboard with single radiator and shelves. The flooring is laminate, the ceiling has recessed downlights and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

There is a low stone wall to the front boundary and a gravel driveway across the front of the bungalow gives off-road parking for several vehicles.

To the left-hand side of the bungalow is a terraced garden, partly to gravel, partly to flowerbed and partly to lawn.



To the right hand side of the bungalow is a further terraced garden area given over to sandstone paving and slate chippings with flower beds and being interspersed with shrubs.

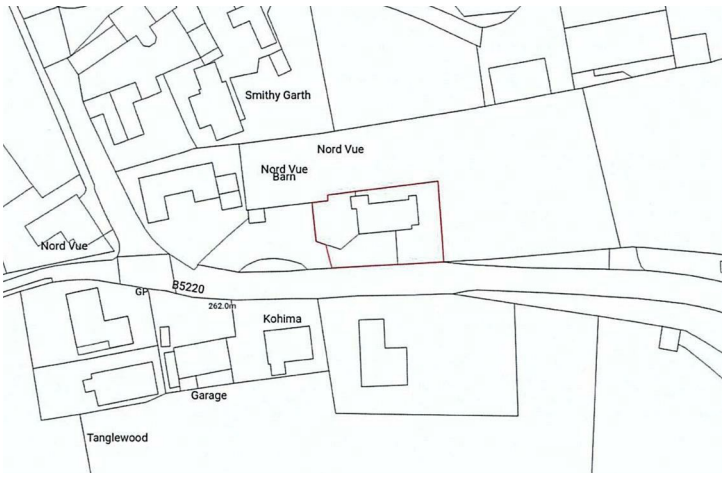




Adjoining the right hand gable is a greenhouse/garden store.

The path continues across the rear of the bungalow where the oil tank is located and there is an outside tap.

This plan is for reference only and does not form part of the contract of sale



Anti Money Laundering Requirements

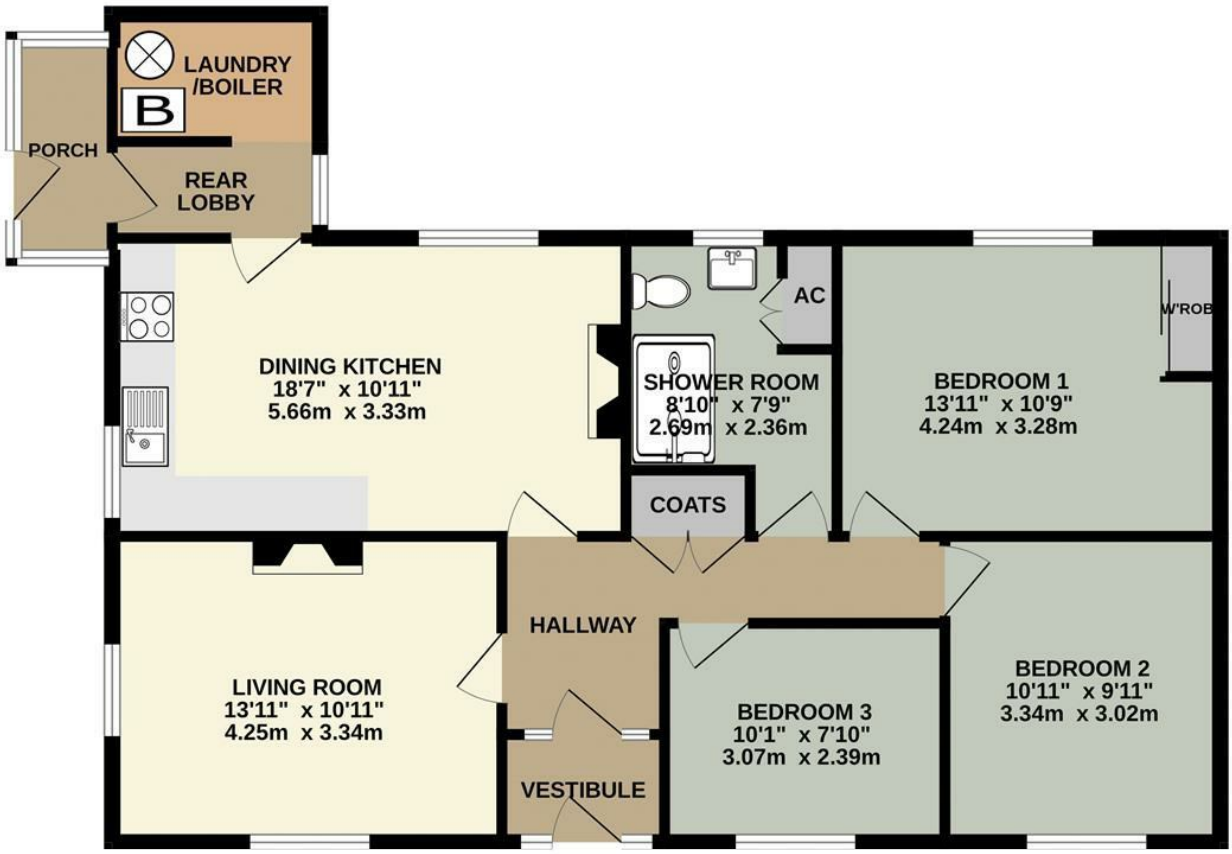
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to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

Referal Fees

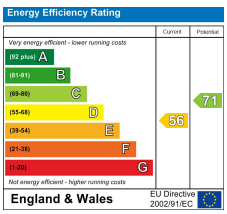
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Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2025 was £253.00

GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (86.9 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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Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

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