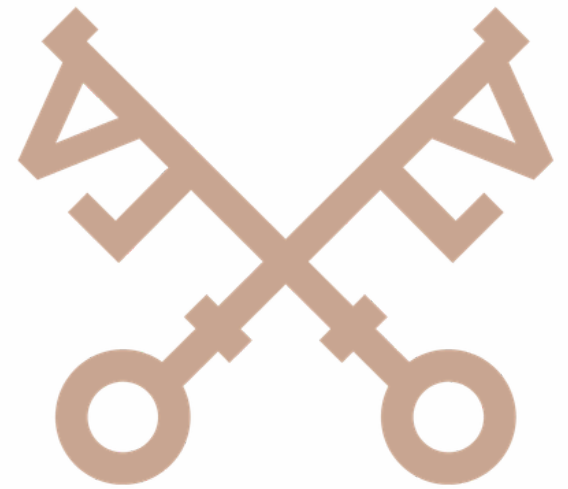




2 Centurion Rise, Penrith

 **lunevalley**
ESTATES.

2 CENTURION RISE, PENRITH



A truly exceptional five-bedroom detached family home, originally built as the development's show home and still presented in immaculate show-home condition.

Occupying an impressive position at Centurion Rise, this substantial detached property offers the perfect combination of generous proportions, beautifully presented accommodation and a layout designed around modern family life. With five double bedrooms, three bathrooms, multiple reception spaces and an outstanding open-plan kitchen, dining and living area, there is an abundance of space for both everyday living and entertaining.

From the moment you step inside, the quality and scale of the home are immediately apparent. The spacious entrance hall creates a wonderful first impression, with a sense of space that continues throughout the property. This is a home that has been thoughtfully designed for modern living, while its immaculate presentation means it is ready to move straight into and enjoy.

In its position in Penrith, with the town's excellent range of amenities, schools, independent shops, cafés and restaurants close by, together with the outstanding landscapes and outdoor lifestyle of the Eden Valley and wider Cumbria, and this is a home that offers far more than simply impressive accommodation.



Property Type:

Detached

Square Footage:

2,605 sqft

Council Tax Band:

F

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Penrith?

PENRITH IS A VIBRANT AND HISTORIC MARKET TOWN, BEAUTIFULLY POSITIONED BETWEEN THE SPECTACULAR LANDSCAPES OF THE LAKE DISTRICT, THE EDEN VALLEY AND THE PENNINES. OFTEN REGARDED AS THE NORTHERN GATEWAY TO THE LAKE DISTRICT, THE TOWN PROVIDES AN ENVIABLE BASE FOR THOSE WHO ENJOY AN OUTDOOR LIFESTYLE, WHILE STILL OFFERING ALL THE EVERYDAY CONVENIENCES EXPECTED OF A WELL-ESTABLISHED TOWN.

THE TOWN CENTRE OFFERS AN APPEALING MIXTURE OF INDEPENDENT SHOPS, FAMILIAR HIGH-STREET NAMES, CAFÉS, RESTAURANTS, TRADITIONAL PUBS AND SPECIALIST RETAILERS, ALL SET AMONGST PENRITH'S DISTINCTIVE HISTORIC STREETS AND RED SANDSTONE BUILDINGS. THERE IS ALSO A STRONG LOCAL FOOD SCENE, WITH INDEPENDENT CAFÉS, RESTAURANTS AND SPECIALIST FOOD SHOPS, TOGETHER WITH A REGULAR FARMERS' MARKET SHOWCASING LOCAL PRODUCE.

FOR COMMUTERS, PENRITH IS EXCEPTIONALLY WELL CONNECTED. PENRITH NORTH LAKES RAILWAY STATION IS AROUND A MILE FROM CENTURION RISE, PROVIDING MAINLINE RAIL CONNECTIONS, WHILE THE M6 CAN BE ACCESSED VIA JUNCTION 40. THE A66 ALSO PROVIDES A DIRECT EAST-WEST ROUTE TOWARDS THE NORTHERN LAKE DISTRICT AND ACROSS THE PENNINES, MAKING THE AREA PARTICULARLY ATTRACTIVE FOR THOSE WHO NEED TO TRAVEL FURTHER AFIELD FOR WORK OR LEISURE.

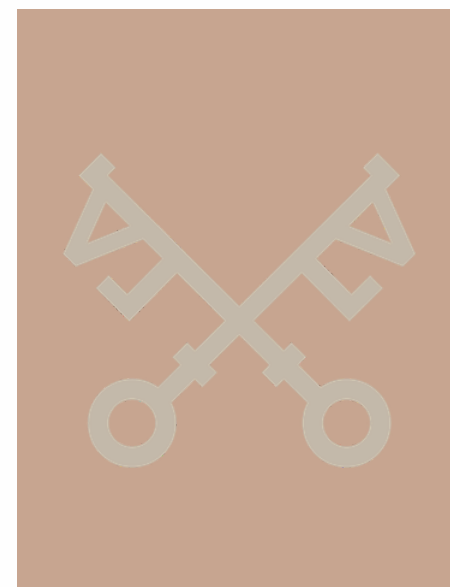
2 Centurion Rise





THE APPEAL OF CENTURION RISE IS NOT SIMPLY THE QUALITY OF THE HOUSE ITSELF, BUT THE LIFESTYLE THAT COMES WITH ITS LOCATION. YOU CAN ENJOY THE CONVENIENCE OF A MODERN FAMILY HOME CLOSE TO SCHOOLS, SHOPS AND TRANSPORT LINKS, WHILST HAVING SOME OF CUMBRIA'S MOST BEAUTIFUL LANDSCAPES PRACTICALLY ON THE DOORSTEP. IT IS A SETTING THAT WORKS EQUALLY WELL FOR BUSY FAMILY LIFE, COMMUTING, ENTERTAINING AT HOME OR SIMPLY MAKING THE MOST OF EVERYTHING THE EDEN VALLEY AND LAKE DISTRICT HAVE TO OFFER

















WHERE CAN I FIND...



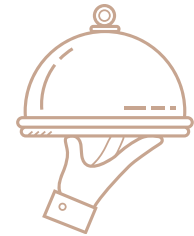
The Closest Schools?

Beaconside Primary School - 5 Minute Drive
Queen Elizabeth Grammar - 7 Minute Drive



The Local Shop?

Morrisons - 5 Minute Drive
M&S Food Hall - 7 Minute Drive



A Delicious Meal?

Fetherston Arms - 15 Minute Drive
La Casita - 5 Minute Drive



Somewhere Nice to Walk the Dog?

The Ladies' Walk Starts around Langwathby & Follows the River Eden towards Edenhall



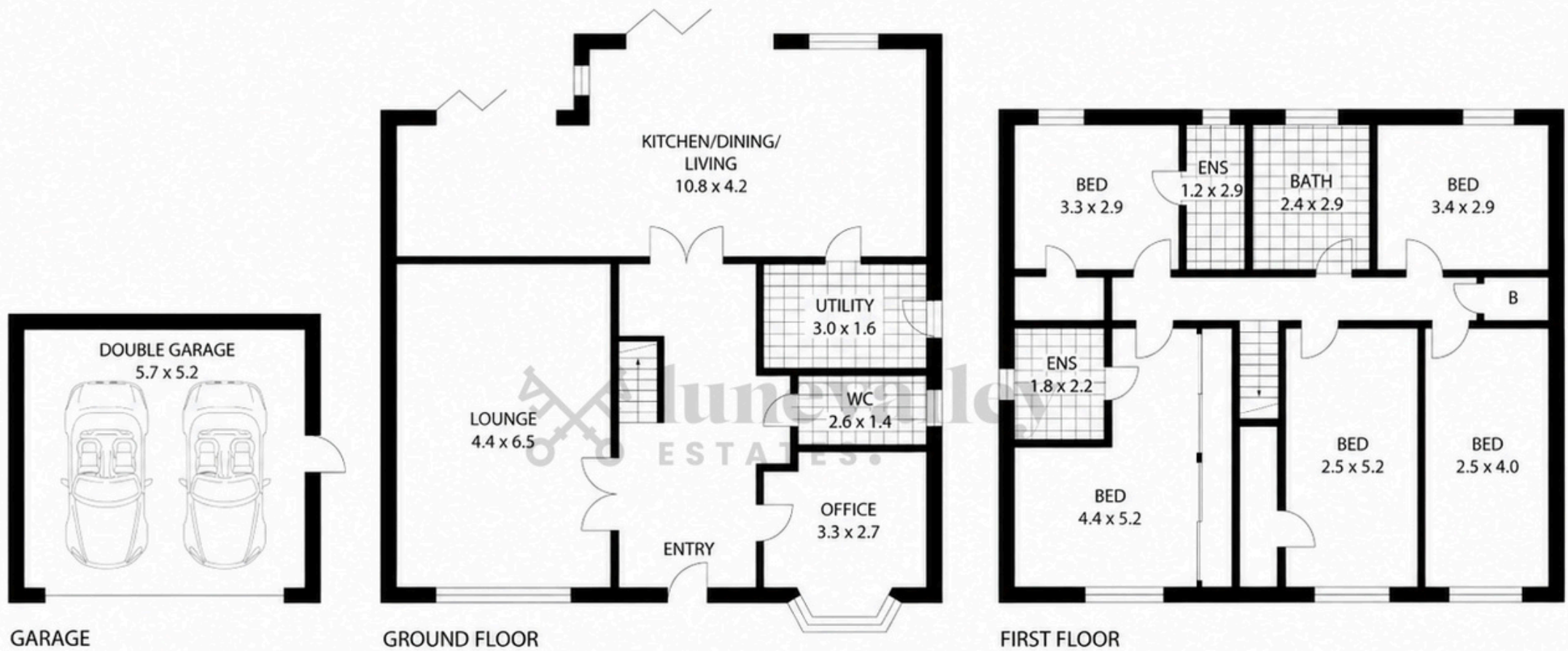
A Refreshing Pint?

The Royal - 18 Minute Walk or 3 Minute Drive
The Dog Beck - 6 Minute Drive



Closest Transport Links

Bus - Village Green - 10 Minute Walk
Rail - Penrith Station - 6 Minute Drive



2 Centurion Rise, Penrith CA11 8BS

INTERNAL AREA = 242.0 SQ.M - 2,605 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Whilst every attempt has been made to ensure the accuracy of this floorplan, 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.

2 Centurion Rise

Penrith

///cherry.evening.shredding



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com