



Alma House Graham Street, Penrith, CA11 9LB

Guide price £495,000





Alma House Graham Street

Penrith, CA11 9LB

- Elegant Grade II Listed Property
- Found in Immaculate Condition Throughout
- 3/4 Bedrooms
- 3 Reception Rooms
- Stunning Kitchen & Utility Room
- High Quality Fixtures & Fittings Throughout
- Breath-taking Panorama with Views to the Lake District
- Striking, Modern Bathroom Suite
- Generous Sized Garden & Private Off Road Parking
- Close to Penrith Town Centre & Amenities

Nestled at the summit of Graham Street in the sought-after New Streets conservation area, this exquisite Grade II listed property unveils a captivating blend of history and modern luxury. Boasting 3/4 bedrooms, this meticulously renovated home offers a picturesque panorama, with breath-taking views extending over Penrith town towards the stunning North Lake District fells. The property not only features a generously sized private garden but also a spacious driveway, providing both peace and convenience. Meticulously restored to an exceptional standard, the current owners have taken care to combine contemporary elegance with the charm of its historical roots. The result is a visually striking home that effortlessly preserves and showcases numerous characterful features.



Entrance Hall

With main front door to Graham Street and doors off to Living room, Study and Sitting Room/Bedroom 4. Two Radiators. Door to Beacon Edge.

Living Room

14'6" x 25'8" (4.43 x 7.84)

A spacious and light room thanks to 4 (triple aspect) windows. Fitted Gazco Logic remote control gas fire with hearth and surround. Bookshelves, wall cupboard, fitted carpet and two radiators.

Study / Office

8'9" x 10'9" (2.69 x 3.29)

Dual aspect windows with a range of custom built desk and cupboards and bookshelves, with solid oak desktop. Fitted carpet and radiator.

Sitting Room/Bedroom 4

13'11" x 10'3" (4.25 x 3.14)

Currently used as a workshop for sewing/upholstery. Two corner shelved cupboards, shelved wall cupboard and a radiator.

Kitchen

10'10" x 14'3" (3.31 x 4.36)

With a range of custom made kitchen units by Scottwood of Nottingham with granite worktops and Belfast sink. Gas hob and fitted Neff Oven and grill. Travertine floor tiles and radiator. Plumbed for dishwasher. Walk in Pantry.

Utility Room

11'6" x 12'0" (3.52 x 3.67)

Plumbing for washing machine with unit with Belfast sink. Modern Bosch Worcester gas central heating boiler. Also plumbed for Fridge/Freezer (for ice/water dispenser). Radiator. Door to rear garden. Off the Utility room is a WC comprising toilet and sink.

Sun Room

11'6" x 16'4" (3.51 x 5)

With Kardean flooring in antique oak finish. Double glazed windows and UPVC double French doors to the rear garden.

Bedroom One

10'10" x 14'6" (3.31 x 4.44)

Dual aspect windows with fitted carpet and radiator. Walk in closet with wash hand basin vanity unit.

Bedroom Two

13'10" x 10'11" (4.24 x 3.35)

Dual aspect windows with fitted carpet, fitted wardrobe and radiator.





Bedroom Three 14'6" x 10'5" (4.43 x 3.19)
Fitted wardrobe and cupboards to side and above bed recess with fitted carpet and radiator.

Bathroom 13'5" x 10'5" (4.09 x 3.20)
Bathroom suite comprising large black glass shower enclosure with clear glass door, enameled steel Bette Starlet bath and shower tray, large vanity sink and low level WC. Radiator/towel rail, large linen cupboard with shelves and very large capacity cylinder tank. Porcelain tiles on the floor with under floor heating.

WC 8'10" x 3'1" (2.70 x 0.94)
With fitted toilet and sink and fitted carpet.

Cellar 14'0" x 14'5" (4.28 x 4.40)
Useful storage with window. Seperate store room off the back.

Outside
Sandstone paved patio area with paved path leading to double garden gates.
Large shed (7ft x 9ft) and small shed (6ft x 3 ft). Garden to lawn and shrubs and driveway for 2/3 cars.

Services
Mains Gas, Water and Drainage

Please Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Directions

From the M6 North bound, exit at junction 40 and take the third exit onto the A592. At the mini roundabout take the second exit onto Ullswater Road. Continue to the next mini roundabout and take the first exit onto Cromwell Road. At the next roundabout take the second exit onto Brunswick Road and continue into the town centre. Bear right onto Stricklandgate and turn left onto Portland Place. At the mini roundabout take the first exit onto Drovers Lane then turn right onto Graham Street. Continue to the top of Graham Street and Alma House is on the right-hand side at the very top of the street.

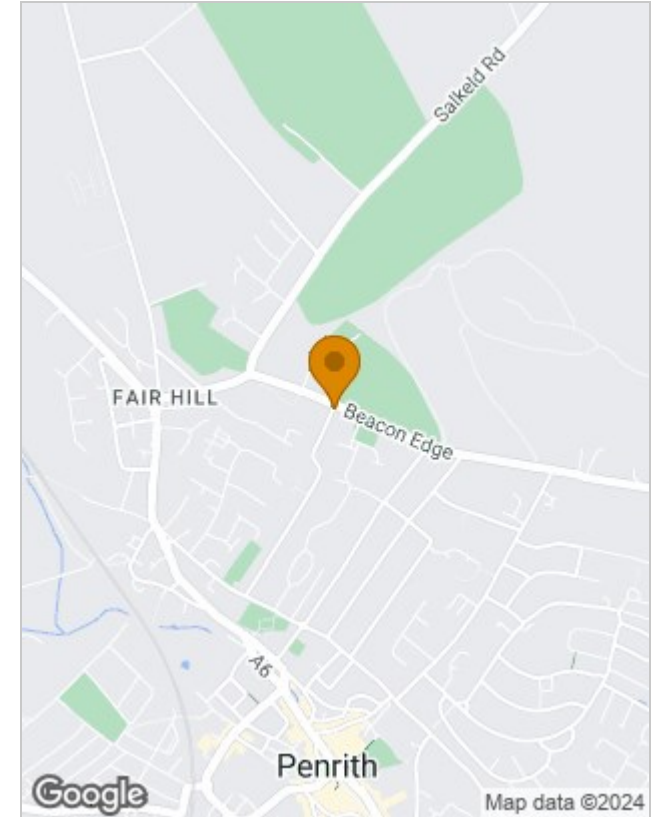




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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