



Phoenix Hall , Penrith, CA11 9SQ

Offers invited £475,000



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Phoenix Hall

Penrith, CA11 9SQ

Found in the popular village of Skelton, is the fantastic six bedroom Phoenix Hall. This property is brimming with character both inside and out, with two reception rooms, large kitchen, large utility, three bathrooms and six double bedrooms. The outside also benefits from having a front lawn, ample parking, spacious back yard and an outbuilding that could be converted with the necessary planning in place.

The home is in need of some modernisation but has some amazing features, with beams, stonework and an impressive fireplace in the main Reception room and multi fuel stove in the other. Conveniently situated in Skelton, with highly rated school and Michelin star public house, Phoenix Hall Skelton offers easy access to nearby Penrith and the Lake District along with the excellent transport links by rail and road.

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Hallway 30'6" x 3'11" (9.3 x 1.2)
Entrance hall leading to the Kitchen, Reception rooms and stairs to the first floor.

Kitchen 13'9" x 27'2" (4.2 x 8.3)
Fitted Kitchen with a range of wall and base units. Bottled gas range cooker and ample space for a large dining table. Door leading to the rear of the property.

Reception Room 1 18'8" x 18'8" (5.7 x 5.7)
Featuring a stunning 17th century stone cantilever arched inglenook fireplace, bursting with character with exposed beams and large window out to the front garden.

Reception Room 2 18'8" x 13'5" (5.7 x 4.1)
This cosy room benefits from a stone fire surround with multi fuel stove, TV point, exposed beams and two windows.

Downstairs Shower Room 4'7" x 9'6" (1.4 x 2.9)
Modern shower room with toilet, sink and shower enclosure with electric shower.

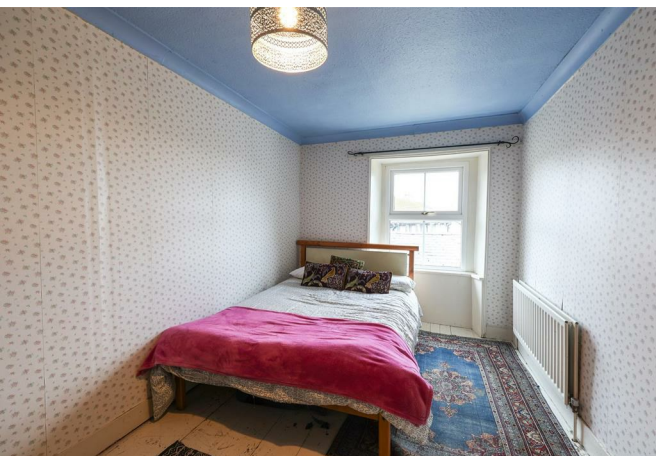
Utility Room 8'6" x 8'10" (2.6 x 2.7)
A well sized utility room with space for a washer, dryer and an room to add side units for convenience.

Bedroom 1 18'8" x 12'1" (5.7 x 3.7)
This spacious bedroom has plenty of room for a large bed, wardrobes and benefits from a view over the front garden.

Bedroom 2 16'4" x 11'1" (5 x 3.4)
This bedroom has views over the back yard, and has plenty of room for a double bed and furniture.

Bedroom 3 8'2" x 14'9" (2.5 x 4.5)
This double bedroom has views over the back yard, wardrobe space by the entrance and space for a double bed.

Bedroom 4 9'10" x 13'1" (3 x 4)
This bedroom has views over the back yard and has room for a double bed and storage.





Bedroom 5 8'6" x 9'6" (2.6 x 2.9)
This bedroom has views over the front of the property and has space for a double bed and storage.

Bedroom 6 10'5" x 12'1" (3.2 x 3.7)
This bedroom has views to the side of the property, it could easily be utilised as a guest room, single bedroom with storage or home office with its large window.

Bathroom 1 7'6" x 11'5" (2.3 x 3.5)
Cast iron, roll top bath with separate shower enclosure with electric shower.

Bathroom 2 6'2" x 10'2" (1.9 x 3.1)
Bath with electric shower over it and storage cupboard.

Upstairs Landing 11'1" x 24'7" (3.4 x 7.5)
The spacious upstairs landing surrounds the central staircase and leads to all six bedrooms and two upstairs bathroom.

Boiler Room
Biomass Boiler, installed in 2017.

Outside
Outside comprises of a driveway in off the road, plenty of parking spaces on either side of the property. There is a front lawn and a back yard with outbuildings access.

Please Note
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Directions

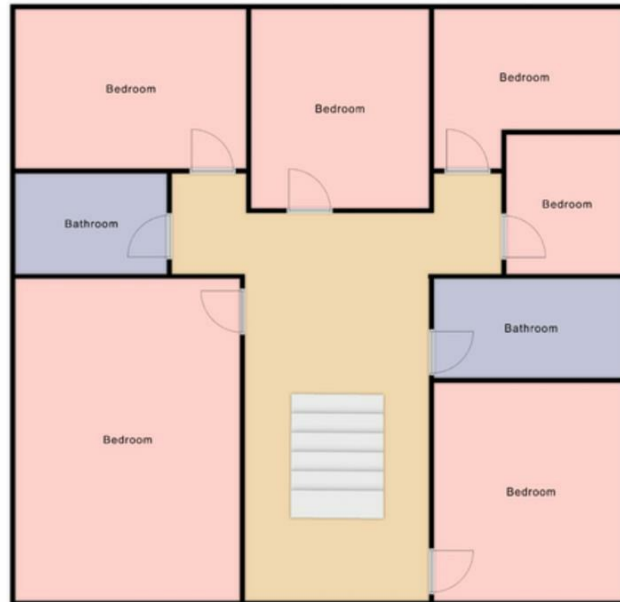




Phoenix Hall, Skelton



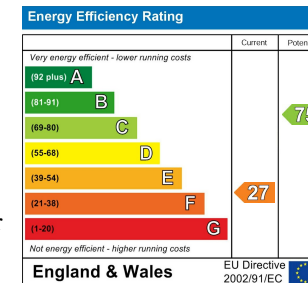
First Floor



Ground Floor



Energy Performance Graph



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.