



Melville House Wordsworth Street, Penrith, CA11 7QY

Guide price £749,500





Melville House Wordsworth Street

Penrith, CA11 7QY

- Imposing Victorian Residence
- Large Detached Garage & Private Parking
- Unobstructed Views to the North Lake District Fells
- Character Features Throughout
- Over 3,600 Sq Ft of Living Accommodation
- 5 Bedrooms & 3 Reception Rooms
- Popular Residential Location Close to Town Centre
- Sweeping Landscaped Gardens
- New Streets Conservation Area
- Offered With No Onward Chain

Constructed in 1880, this stunning Victorian residence boasts three grand storeys and offers sweeping, unobstructed views of the North Lakeland fells. Originally a single grand estate, the property was divided in the 1930s and is now set within spacious grounds, proudly positioned halfway up Wordsworth Street in the sought-after New Streets Conservation area. The gardens have been beautifully landscaped and there is a large detached garage as well as plentiful private parking for residents and guests alike. Meticulously preserved, the home retains a wealth of original character features, including exquisite stained glass windows, intricate cornicing, and beautifully detailed door casings throughout. Conveniently close to Penrith town centre and local amenities, this property seamlessly combines historic charm with modern convenience, a true must-see to be fully appreciated.



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The Property

From the front door you enter into an vestibule with tiled flooring and high ceilings. Double doors lead into an impressive, 'L' shaped hallway which has a grand staircase leading to the first floor galleried landing and has a stunning stained glass window. There are internal doors off to the ground floor accommodation and ornate cornice and door casings are beautifully preserved. To the ground floor there is a large lounge with dual aspect windows overlooking the garden towards the North Lakes fells and has a stunning cast iron open fireplace with marble surround. There is also a spacious dining room with a service hatch through to the kitchen. The kitchen is well appointed and benefits with a large pantry off and a door leading out to the rear courtyard. The ground floor also benefits from a WC. Up to the first floor there are two large double bedrooms and a large single bedroom as well as the bathroom which has a fitted four-piece suite including a stunning claw foot bath. The principal bedroom has dual aspect windows and a stunning view out to the North Lakeland fells. To the top floor there is a large open living space with two double bedrooms off and plentiful storage in the eaves. This is a great space for older children or visitors to enjoy.

Entrance Porch	7'6" x 5'2" (2.30 x 1.60)
Hallway	25'3" x 7'8" (7.70 x 2.34)
WC	
Lounge	18'10" x 20'5" (5.75 x 6.23)
Dining Room	15'8" x 14'9" (4.80 x 4.51)
Kitchen	15'10" x 8'3" (4.83 x 2.52)
Pantry	11'2" x 6'4" (3.42 x 1.94)
Landing	



Principal Bedroom	17'1" x 20'4" (5.23 x 6.20)
Bedroom Two	15'6" x 16'2" (4.73 x 4.94)
Bathroom	15'10" x 8'0" (4.83 x 2.45)
Bedroom Five	7'6" x 12'0" (2.29 x 3.66)
Second Floor Reception Room	13'1" x 12'1" (4 x 3.69)
Bedroom Three	7'6" x 12'0" (2.29 x 3.66)
Bedroom Four	9'8" x 12'11" (2.97 x 3.96)
Garage	17'11" x 18'0" (5.48 x 5.51)

Outside

The property has a spacious, gated driveway offering plentiful off road parking for at least 4 cars. There is a private courtyard garden to the rear with stone walls and a small potting shed attached to the garage. To the front there is a beautiful, south-facing garden with steps and a pathway leading down to lawns and a vegetable garden at the bottom. There are lovely views out to the fells.

Location

Penrith is a town located in the county of Cumbria, in northwest England, near the eastern edge of the Lake District National Park. Positioned along the River Eamont, Penrith is about 17 miles south of Carlisle and roughly 20 miles north of Kendal, making it an accessible town for visitors to both the Lake District and the Pennines. Historically, Penrith served as a market town and a strategic location, benefiting from its proximity to natural landscapes, such as lakes, mountains, and forests, as well as its role as a transportation hub with connections via the M6 motorway and West Coast Main Line railway. Today, Penrith is known for its rich history, scenic beauty, and close ties to outdoor tourism.

Please Note

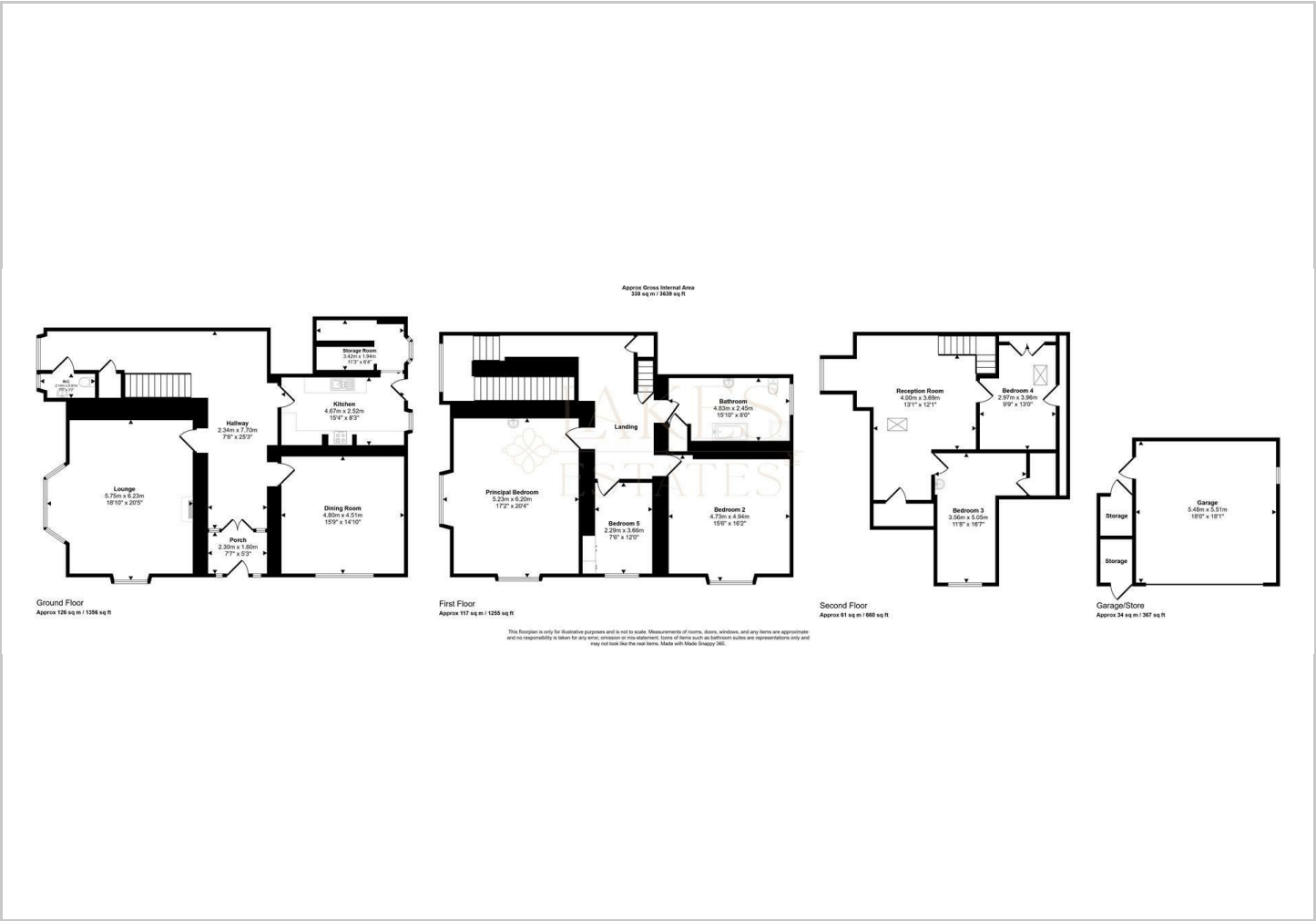
Directions

From Penrith town centre, head North on Wordsworth Street towards the Beacon. Midway up there is a crossroad with Beacon Street, Wordsworth Street and Croft Terrace. Melville House is on the left-hand side.





Floor Plans



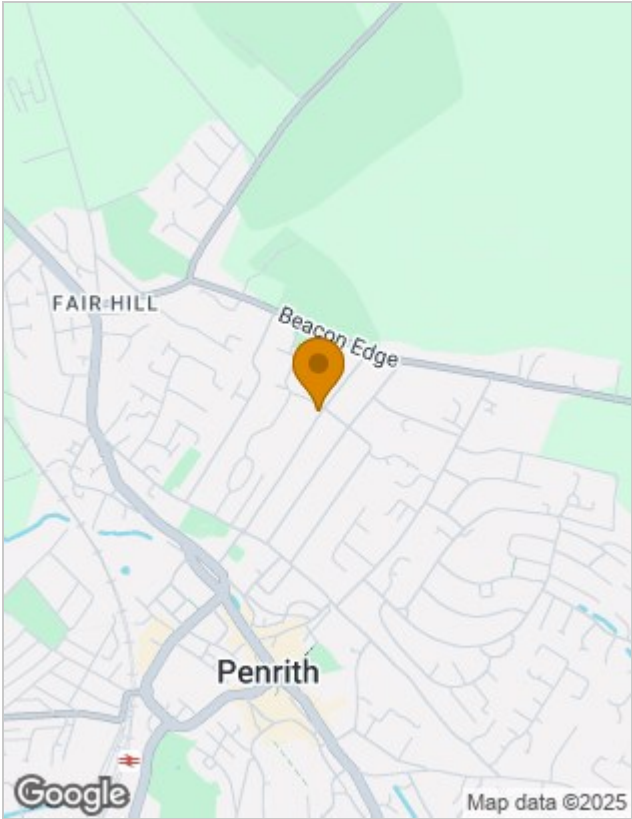
Viewing

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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Location Map



Energy Performance Graph

