



# Penrith

£550,000

4 Portland Place, Penrith, Cumbria, CA11 7QN

A most substantial ten bedroom Victorian terrace house successfully trading as an established guest house and equally suitable as a large private residence.

Offering generously proportioned, impeccably maintained and immaculately presented accommodation throughout, Glendale enjoys a prime side street location within Penrith town centre.

Situated in the Eden Valley at the gateway to the northern Lake District and only six miles from Ullswater at Pooley Bridge, Penrith is well connected with major national road and rail links. The A66, A6 and M6 bypass the town centre and the railway station is served by the West Coast main line with direct travel to London and other major cities.

## Quick Overview

- Outstanding substantial Victorian terrace house
- Currently operating as a thriving established guest house
- Equally suitable as a large private residence
- Prime side street location in Penrith town centre
- Six miles from Ullswater at Pooley Bridge
- Immaculately presented and impeccably maintained accommodation
- Ten bedrooms
- Ten bath / shower rooms
- Rear private courtyard
- Internal viewing highly recommended



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Ultrafast  
1000 Mbps

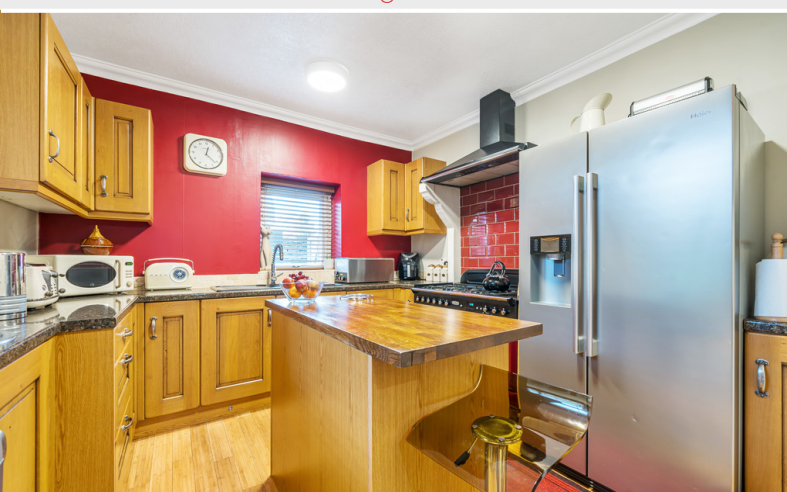
Property Reference: P0290



Sitting Room



Dining Room



Kitchen



Bedroom One

This is an excellent opportunity to purchase an outstanding large family home or a strongly established business close to the Lake District National Park. There may be potential for other uses subject to obtaining all necessary consents.

### Accommodation

#### Ground Floor:

Vestibule | Hall | Dining Room | Sitting Room | Rear Hall | WC | Kitchen

#### First Floor:

En-suite Bedroom 1 | En-suite Bedroom 2 | En-suite Bedroom 3 | En-suite Bedroom 4

#### Second Floor:

En-suite Bedroom 5 | En-suite Bedroom 6 | En-suite Bedroom 7 | En-suite Bedroom 8

#### Third Floor:

En-suite Bedroom 9 | En-suite Bedroom 10

#### Basement

Room 1 | Room 2

#### Outside:

Front Forecourt | Rear Courtyard

#### Tenure

Freehold.

#### Services

Mains water, gas, electricity and drainage. Gas central heating to radiators.

#### Website

[www.glendaleguesthouse.com](http://www.glendaleguesthouse.com)

#### Business Rateable Value

£5,200.

#### Council Tax

Band A for owners' accommodation.



Bedroom Five



Bedroom Six



Bedroom Seven



Bedroom Eight



Bedroom Nine



Bedroom Ten

### Directions

From the A6 Stricklandgate in Penrith town centre proceed and turn left onto Portland Place and Glendale is located in the row of terrace houses on the left.

### Viewings

By appointment with Hackney & Leigh's Penrith office.

### Contents

The contents are available by separate negotiation.

### Price

£550,000.



Rear Courtyard



Front Forecourt



Rear Courtyard



Rear Courtyard

Request a Viewing Online or Call 01768 593593

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

# 4 Portland Place, Penrith, CA11 7QN

Approximate Area = 3345 sq ft / 310.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1102339

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