



Penrith

£495,000

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



10



10



2



E



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

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

£495,000.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



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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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/checom 2024. Produced for Hackney & Leigh. REF: 1102339

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