



# Penrith

£150,000

47 Castlegate, Penrith, Cumbria, CA11 7HY

Are you looking for a project property? This 5 bedroom mid terrace house requires significant work, making it an ideal project for those with a vision, and a passion for renovation. The rewards will be substantial, transforming this house into a bespoke home that reflects your personal style and meets your exact needs. Seize this rare opportunity to breathe new life into a property with immense potential. The property briefly comprises of; 2 reception rooms, high ceilings, kitchen, with 5 bedrooms over 3 floors.

While the house currently lacks electrics, heating, and flooring, this presents a fantastic opportunity to install modern, energy-efficient systems tailored to your preferences. The windows are in need of replacement, allowing you to choose designs that enhance both the aesthetic and thermal performance of your new home. With effort and creativity, you can turn this mid-terrace house into a stunning, modern home that stands out in the neighbourhood.

Early viewings come highly recommended to appreciate the potential for this property.

## Quick Overview

5 Bedroom mid terrace house

2 Reception rooms

Project property

Complete renovation required

Rear garden

No onward chain

Broadband Speed - Superfast 80 Mbps



5



1



2



G



Superfast  
80 Mbps



On Street  
Parking

Property Reference: P0359



Kitchen



Kitchen



Living Room



Dining Room

### Introduction

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Penrith is a quaint market town in the Eden Valley, only three miles from the outskirts of the Lake District. Penrith offers numerous shops, supermarkets including Morrisons and Sainsburys. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Leaving Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Continue and the property will be on the right hand side.

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### Property Overview

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The property consists of vestibule leading into the entrance hall, where stairs take you to the upper levels. Stepping from the hallway are two reception rooms. The front room includes a fireplace and surround. We are unsure if this is in working order. Window to front aspect. The second reception room has a boarded fireplace and surround, we are unsure if this is in working order. A window looks into the kitchen along with access. The kitchen has a stainless steel sink and worktop, access into the WC, passageway. Corrugated roof.

The first floors provides the opportunity for 3 bedrooms. Bedroom 1 is a double bedroom with window to rear aspect. Bedroom 2, a second double bedroom with window to front aspect, and Bedroom 3, a single, that could be turned into a home office/ study. Window to front aspect.

The second floor offers another 2 bedrooms and a bathroom. Bedroom 4 is a double bedroom with window to front aspect. Bedroom 5, a single bedroom. Window to front aspect. Large bathroom, currently with free standing bath, WC and basin. There is a good sized eaves storage cupboard.

### Accommodation with approx. dimensions

## Ground Floor

### Kitchen

10'11" x 8'3" (3.33m x 2.51m)

Dining Room 9'7" x 12'11" (3.94m x 2.92m)

Living Room 9'7" x 10'5" (3.18m x 2.92m)

### WC

### Passageway

## First Floor

Bedroom One 12'11" x 9'3" (3.94m x 2.82m)

Bedroom Two 10'6" x 9'11" (3.20m x 3.02m)

Bedroom Three 6'3" x 10'10" max (3.30m x 1.91m max)

## Second Floor

Bedroom Four 10'6" x 9'9" (3.20m x 2.97m)

Bedroom Five 10'8" x 6'5" max (3.25m x 1.96m)

## Bathroom

### Outside

The garden, though overgrown, offers a private outdoor space brimming with potential. With some landscaping and a touch of imagination, it could become a tranquil retreat.

### Services

Mains electricity, mains water and mains drainage. Mains gas. Please note there is no heating or electricity in the property.

### Tenure

Freehold

### Age and Construction

We have been advised the property is approximately 156 years old, and is of stone and tile construction.

### Council Tax

Westmorland & Furness Council

We have been advised the current owner is in discussion with the council regarding Banding, and has not paid the council tax bill this year. Band A

### Broadband Speed

Superfast 80 Mbps available.

### Energy Performance Rating

Once received this will be added to the brochure

### Viewings

By appointment with Hackney and Leigh's Penrith office.

### What3Words Location

Porridge.foam.rubble

### Price

£150,000



Bathroom



Bedroom One



Bedroom Two



Bedroom Three

# Castlegate, Penrith, CA11 7HY

Approximate Area = 1279 sq ft / 118.8 sq m

Limited Use Area(s) = 57 sq ft / 5.2 sq m

Total = 1336 sq ft / 124.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1167973

"Double Click Text To Insert Floor Plan"

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