



## Clifton

£329,500

2 Lonsdale Terrace, Clifton, Penrith, Cumbria, CA10 2ED

This home is truly in walk-in condition, and has been meticulously renovated and updated throughout to a high standard with every detail being carefully considered to ensure comfort and convenience. Located in the desirable village of Clifton with local amenities, schools, and transport links all within easy reach, while just a stone's throw from the breathtaking Lake District National Park. Welcome to your dream home, which is ready for you to move in and start enjoying immediately.

Step into a world of elegance and comfort with this exquisite property, where classic charm meets modern convenience. As you enter through the welcoming entrance hall, you are immediately greeted by the grandeur of high ceilings that flow throughout the home, creating an airy and spacious atmosphere. Carpeted stairs lead to the upper floor, while adding to the home's practicality is a convenient understairs cupboard, providing valuable storage space for all your essentials, ensuring a clutter-free living environment.

### Quick Overview

3 Bedroom mid terrace  
Renovated to a high standard throughout  
Desirable village location  
Located on the periphery of Lake District  
National Park  
Walk in condition  
Open plan fitted kitchen/ dining/ living  
room  
High ceilings throughout  
Gardens  
On street parking  
Ultrafast Broadband available



3



1



2



C



Ultrafast  
Available



On street  
parking

Property Reference: P0454



Entrance Hall



Kitchen



Living/ Dining Room



Sitting Room

On the left-hand side, discover the inviting sitting room, with the perfect blend of tradition and style. This room features a newly fitted carpet that complements the original open fire and surround, offering a cosy retreat for those chilly evenings. The high ceilings add a touch of sophistication, making it an ideal space for relaxation or entertaining guests. Double glazed window to front aspect.

To the right, French doors open into a stunning living room, where a multi-fuel log burner takes centre stage. This cosy feature is complemented by the original brickwork and hearth, adding a touch of rustic elegance to the space. The living room seamlessly transitions into an open-plan dining area and a newly fitted kitchen. This space is designed for modern living, allowing for effortless flow and interaction. The living room is bathed in natural light, creating a warm and welcoming environment for both everyday living and special occasions. Double glazed window to front aspect with engineered wooden flooring. The dining area provides ample space for hosting dinner parties or enjoying family meals, while the sleek, newly fitted kitchen has been designed with both style and functionality in mind the kitchen and ready for you to inspire your own culinary creations. Featuring integrated Lamona electric hob, oven and extractor with integrated fridge, freezer and microwave. Sink with mixer taps. White coloured worktops, with white coloured base units. We have been advised the window has been lowered to appreciate a better view of the rear garden. Laminate flooring. Access to rear aspect and entrance hall. Adjacent to the kitchen, is the utility room/WC which houses the boiler, allowing availability for a washing machine. Externally, there is an external storage cupboard.

Venture upstairs, where you will find three generously sized double bedrooms, each offering ample space for relaxation and personalisation. Bedroom 1 is a spacious double bedroom with fitted wardrobes. Carpet flooring with double glazed window to front aspect, providing fell views in the distance. Bedroom 2 is a large double bedroom with storage cupboard. Carpet flooring with double glazed window to front aspect. Bedroom 3, also a large double bedroom with carpet flooring and double glazed window to rear aspect, providing views of the Pennines in the distance. The four-piece family bathroom is a sanctuary of its own, providing a luxurious space to unwind and refresh. Comprising of, bath, WC, basin with vanity unit and double shower with waterfall feature. Heated towel rail. Partial splashback with tiled flooring. Double glazed window to rear aspect.

Whether you're an avid gardener, a nature enthusiast, or simply someone who appreciates the finer things in life, this garden offers something for everyone. Stone steps lead to the rear garden, which is a haven of greenery and productivity. Here, a well-tended vegetable patch awaits, perfect for those with a green thumb or anyone looking to embrace a sustainable lifestyle. Grassed lawn with shrubbery and trees of various sizes, with views of the Pennines in the distance. Low maintenance front garden with wooden fence and stone wall boundary, grassed lawn, with views of the fells in the distance. On street parking.

Clifton is a small village in Cumbria, situated on the periphery of the Lake District National Park approximately three miles south of Penrith and six miles from Lake Ullswater at Pooley Bridge. Clifton village provides a range of local amenities including primary school, church and public house

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

**Kitchen** 11' 8" x 5' 11" (3.56m x 1.8m)

**Living/ dining room** 16' 1" x 13' 0" (4.9m x 3.96m)

**Sitting Room** 15' 9" x 9' 8" (4.8m x 2.95m)



Kitchen



Living/ Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Store

Utility Room/ WC

First Floor

Bedroom One 15' 5" x 12' 4" (4.7m x 3.76m)

Bedroom Two 16' 0" x 9' 5" (4.88m x 2.87m)

Bedroom Three 12' 10" x 9' 5" (3.91m x 2.87m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains gas and mains drainage

Energy Performance Certificate (EPC) Rating

Band C. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Ultrafast available

Directions

From Penrith, at Kemplay Bank Roundabout, take the 3rd exit onto Kemplay Bank/ A6. Come through the village of Clifton, over the small bridge and the property will be on the left hand side

What3words Location

///launcher.winner.nurtures

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£329,500

**Anti-Money Laundering (AML) Regulations** 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).



Garden



Rear Aspect and Garden



Aerial View



Views

Request a Viewing Online or Call 01768 593593

# Penrith Sales Team

## Jill Connon

Branch Manager & Property Valuer

01768 593593



jillconnon@hackney-leigh.co.uk

## Emily Grundy

Sales Negotiator

01768 593593



penrithsales@hackney-leigh.co.uk

## Helen Holt

Viewing Team

01768 593593



penrithsales@hackney-leigh.co.uk

## Steve Hodgson

Viewing Team

01768 593593



penrithsales@hackney-leigh.co.uk

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



**Book Online Now**

Penrith  
Cumbria  
CA11 7DA  
Tel: 01768 593593

Viewing hours:  
Thursday 9am - 5pm  
Friday 9am - 5pm  
Saturday 9am - 1pm

Evening & weekend viewings:  
• Multi-channel Marketing  
• Property Walkthroughs  
• Professional Photography



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



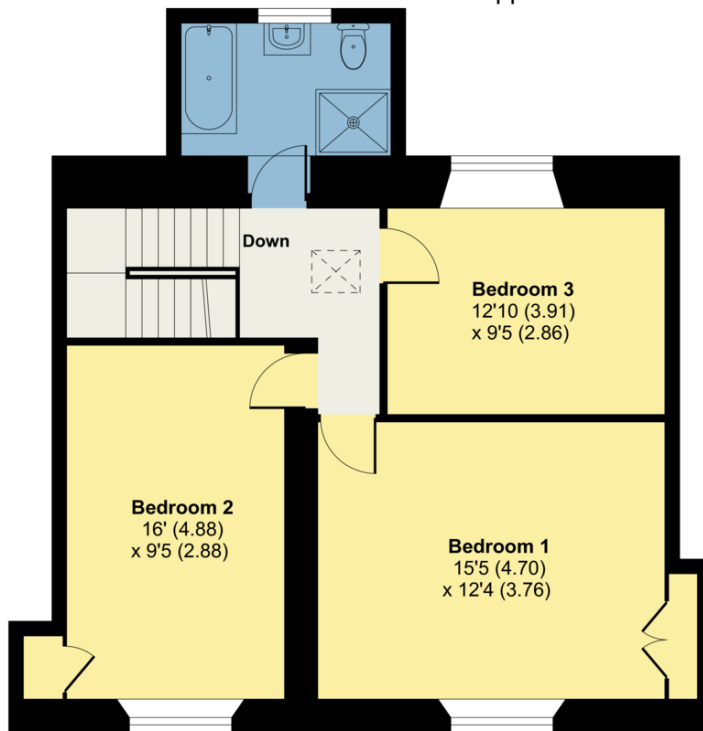
Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

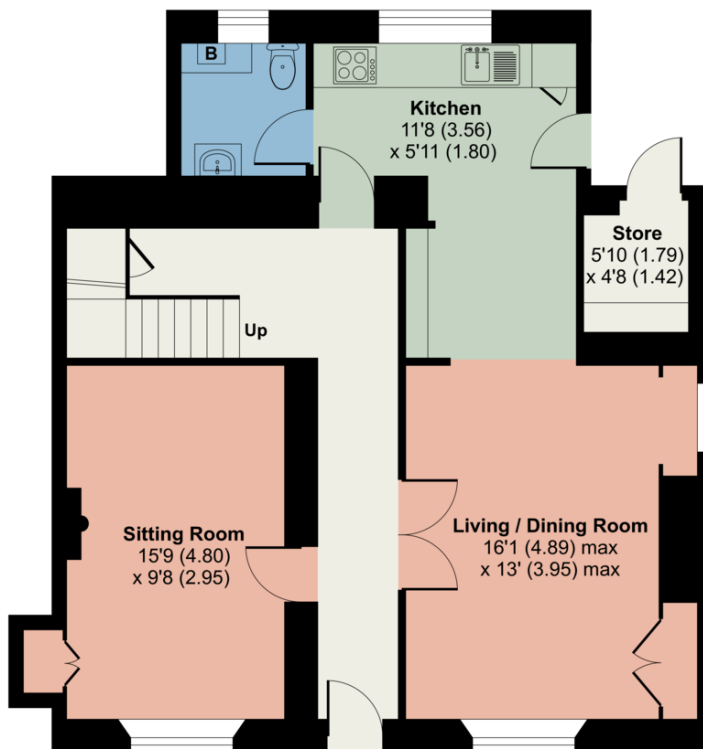
# Lonsdale Terrace, Clifton, Penrith, CA10 2ED

Approximate Area = 1437 sq ft / 133.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1305394

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 12/06/2025.

Request a Viewing Online or Call 01768 593593