

**WILKES
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HILL**

Residential
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Flake How, Beacon Street, Penrith, CA11 7UA



- **Detached House with Accommodation over 3 Floors**
- **Situated in the New Streets Conservation Area with Some Views to the Lakeland Fells**
- **Living Room, Dining Kitchen + Office**
- **3 Double Bedrooms + 2 Bathrooms**
- **Beautiful Enclosed Rear Garden with Traditional Sandstone Dovecote**
- **Off Road Parking + Garage**
- **Gas Central Heating + Double Glazing**
- **Tenure - Freenhold. EPC Rate - D. Council Tax band D**

Price £400,000

Flake How is a "one off" house in a highly desirable area within the New Streets Conservation Area with light and spacious accommodation over three floors comprising: Front Porch, Living Room, Dining Kitchen, Inner Hallway, 3 Double Bedrooms, 2 Bathrooms , one with a separate shower and an Office/Workspace on the ground floor, ideal to receive visitors. There is also an Integral Garage and Store Rooms. Outside there is Off Road Parking to the front of the house and to the rear is an attractive and well stocked Garden on 2 levels with a large sandstone Dovecote.

The property also benefits from a combination of Conventional Gas Heating, Gas Warm Air Heating and is fully double glazed. Owing to the excellent location of Flake Howe, there are views between the houses opposite to the Lakeland fells to the East of Ullswater and to Blencathra.

Location

From the centre of Penrith, drive up Sandgate and turn left at the mini roundabout into Meeting House Lane. Take the second right turning into Lowther Street. Drive up the hill and left into Beacon Street. Flake How is on the right

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The vendor informs us that the property is freehold and the council tax is band D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL.

ACCOMMODATION

Entrance

Through a uPVC double glazed door to the;

Porch

Having a uPVC double glazed windows to the front with a view to the Lakeland Fells between the houses opposite. A hard wood panelled door with a double glazed side window opens into the;

Living Room 17'1 x 20'11 (5.21m x 6.38m)

Having an open fireplace with dog grate and fossil marble hearth. Double glazed windows facing to the side and front enjoy the view between the houses opposite to the Lakeland Fells. There is a recessed cupboard with shelves above and two TV aerial points. Multi pane glazed doors open to the inner hall and the;



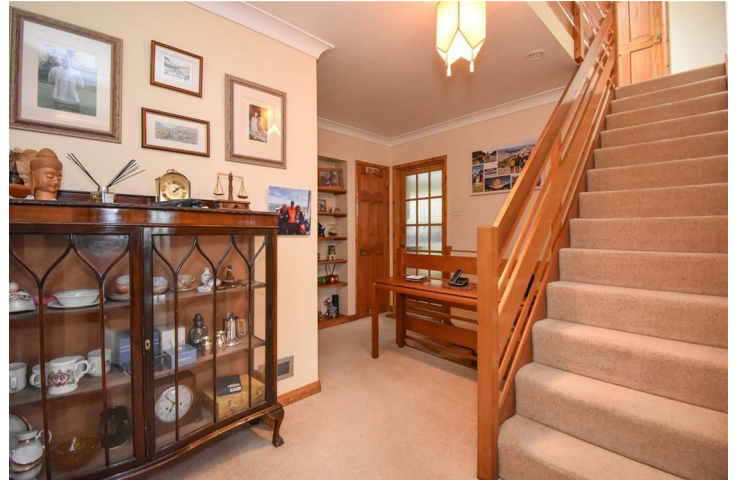
Dining Kitchen 12'5 x 11'6 (3.78m x 3.51m)

Fitted with a range of gloss cream fronted units and a marble effect work surface incorporating a composite 1 1/2 bowl single drainer sink with mixer tap. There is a built in mid height electric double oven and gas hob with cooker hood, space for an undercounter fridge and freezer and plumbing for a washing machine. There is a recessed shelved pantry, a TV aerial point and double glazed windows face to the side and rear, the rear window looking up onto the garden. A uPVC double glazed door opens to the outside and a multi pane glazed door opens to the;



Inner Hall

Stairs lead down to the basement and up to the first floor. A recessed cupboard houses a Halstead gas fired condensing boiler which provides the hot water throughout and central heating to the first floor. Pine panel doors lead off to bedrooms one and two and the bathroom. Multi pane glazed doors lead back to the living room. There is a telephone point.



Bedroom One 12'6 x 13'2 (3.81m x 4.01m)

A double glazed window to the front looks out between the houses opposite to the Lakeland fells. There is a TV aerial point and a recessed wardrobe providing hanging and shelf space.



Bedroom Two 15'5 x 9'11 (4.70m x 3.02m)

A double glazed window overlooks the rear garden and there is a recessed wardrobe providing hanging and shelving.



Bathroom 10' x 9'8 (3.05m x 2.95m)

Fitted with a toilet having a concealed cistern, a wash basin with cabinet below and a bath with tiles around. A walk in shower area has a mains fed shower and tiled walls to the sides. The floor is fully tiled and the ceiling has recessed down light. There is a shaver socket/light, an extractor fan and a heated towel rail and two double glazed windows to the rear.



First Floor - Landing

The stairs rise to a large landing area having sufficient space for a desk. The ceiling is sloped with a Velux double glazed window and there is a single radiator, access to an eaves store and pine panel doors off to the bathroom and;



Bedroom Three 16'6 x 16'1 (5.03m x 4.90m)

The ceiling is sloped with two double glazed Velux windows. There is a walk in wardrobes and access to eaves storage on each side. There is a single radiator and a TV aerial point.



Bathroom 10'2 x 5'6 (3.10m x 1.68m)

Fitted with a toilet and wash basin set in a vanity unit with a concealed cistern and cabinet. The bath has mixer shower taps and tiles around. The ceiling has recessed lights and there is a heated towel rail, an extractor fan and double glazed window to the side.



Basement Level

A door at the base of the stairs from the inner hall opens into the;

Office 19'2 x 8'6 (5.84m x 2.59m)

Having a uPVC double glazed window and door to the front. A warm air boiler provides the central heating to the ground and first floors. There is access to a storage area and door to the;



Garage 9'1 x 9'2 (2.77m x 2.79m)

Having an up and over door with light and power. An opening gives access to a sub floor storage area, with limited headroom.

Outside

To the front of the house is an off road parking area for two cars and access to the garage.

Steps to the side of the parking space lead up to a garden area with shrubs and gravelled path and a flagged terrace across the front of the house.

A gate and path to each side of the house leads to the rear garden.

The rear garden is on two levels with a lawn across the width of the house., having well stocked flower and shrub borders.



Two sets of steps lead up to the upper level which is to grass with flowering borders, a flagged patio and a central bed with a path around.

Beyond the grass is a further garden area with ornamental beds having a mixture of flowering plants, shrubs and a small pond.

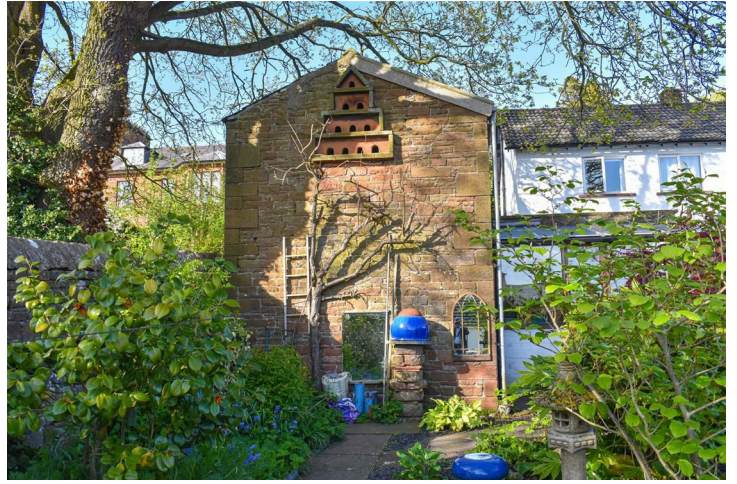


To the top of the garden is a glass house and a;

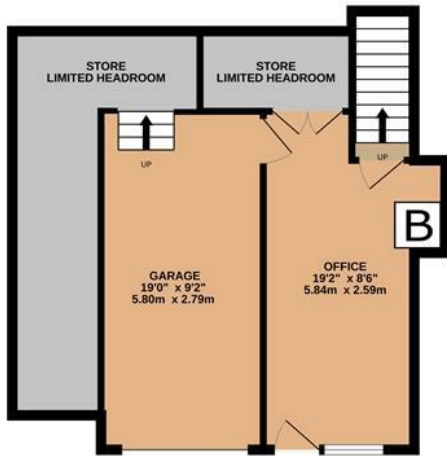


Traditional Dovecote

Being on two levels with light and power and having an original sandstone dovecote.



BASEMENT
534 sq.ft. (49.6 sq.m.) approx.



GROUND FLOOR
1010 sq.ft. (93.9 sq.m.) approx.

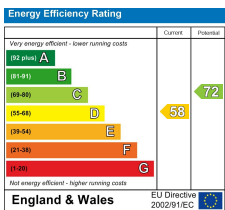


1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1964 sq.ft. (182.5 sq.m.) approx.

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