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## **Prospect House, 36 Lowther Street, Penrith, CA11 7UQ**



- **Traditional Semi Detached Sandstone Family Home**
- **Situated In The New Streets Conservation Area of Penrith**
- **Impeccably Presented and Spacious Accommodation Throughout**
- **Hallway, Living Room, Dining Kitchen, Day Room, Utility Room, WC and Cellar**
- **Three Double Bedrooms to the First Floor, Bathroom and Shower Room**
- **Three Double Bedrooms to The Second Floor and Shower Room**
- **Gardens To The Front, Side and Rear**
- **Off Road Parking Space, Garage and EV Charging Point**
- **Gas Central Heating & Mainly Double Glazed**
- **Tenure - Freehold. Council Tax Band - D. EPC Rate - D**

**Price £650,000**

Towards the top of the New Streets Conservation area of Penrith in an elevated position with views to the Lakeland fells, 36 Lowther Street is a handsome, imposing and beautifully presented spacious Semi Detached Victorian Family Home with accommodation comprising: Hallway, Living Room, Dining Kitchen, Day Room, Utility , WC and Cellar. There are Three Double bedrooms, a Bathroom and a Shower Room to the first floor and a further 3 Double Bedrooms and a Shower Room to the second floor. Outside There are gardens to the Front, Side and Rear, an Off Road Parking space with an EV Charging Point and there is a Garage. This fabulous family home has undergone a huge amount of improvements by the current owners and also benefits from Gas Fired Central Heating and is mainly Double Glazed.

### **Location**

From the centre of Penrith, head up Sandgate and turn left at the mini roundabout into Meeting House Lane. Take the second right turn into Lowther Street and drive up the hill. Number 36 is on the left hand side opposite the Nicholson Lane.

### **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 Freehold**

The property is freehold and the council tax is band D.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

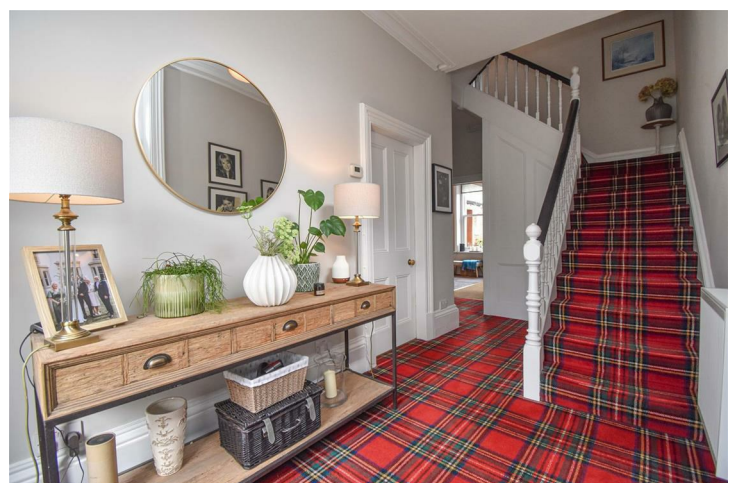
## **ACCOMMODATION**

### **Entrance**

Through a broad wood panel door to the;

### **Hall**

A large sash window overlooks the garden to the front and stairs with painted wooden banister and spindles rise to the first floor. There is a double radiator, single radiator and painted wood panel doors off.



**Living Room 16'3 max x 12'10 (4.95m max x 3.91m)**

An open fire grate is set in a cast iron horseshoe fireplace with tiled hearth and marble surround. A double glazed window overlooks the garden to the front. There is an ornate central plaster ceiling rose, plaster coving, a picture rail, a double radiator and a TV aerial point.



**Day Room 10'9 x 11'4 (3.28m x 3.45m)**

A simple inglenook houses a flame effect gas fired stove. There is an arched niche to each side of the chimney breast, both with floor cupboards, plaster coving to the ceiling and a picture rail around. Double glazed French doors lead out to the side and there is a modern column radiator. The room is open into the;



### **Dining Kitchen 12'1 x 17'10 (3.68m x 5.44m)**

Fitted with a range of pale grey shaker style wall and base units with a solid wood block work surface incorporating an under surface ceramic double Belfast sink with mixer tap and tiled splashback. There is an integral dishwasher, larder units incorporating an integral fridge freezer and there is space for a range cooker in a tiled inglenook with timber lintel above. The floor is sandstone flagged, a double glazed sash window faces to the rear and a door leads to the utility room.



### **Utility Room 7'1 x 5'10 (2.16m x 1.78m)**

A Belfast sink with mixer tap set in a wood block work surface and there is plumbing for a washing machine and space for a tumble dryer. A wall cupboard houses the Worcester gas fired boiler providing the hot water and central heating. A ceiling trap gives access to a loft space. A broad solid oak door with window to the side leads out to the rear and a painted panel door leads to the WC. The floor is sandstone flagged.



### **WC**

With a white toilet and recessed coat cupboard. The floor is sandstone flagged and a window faces to the rear.

### **Cellar 6'7 x 16'3 max (2.01m x 4.95m max)**

Accessed via a wood panel door below the stairs in the hall.

Stone steps lead down to a stone flagged floor and a stone cold shelf. There is a wall mounted MCB consumer unit, gas meter and a basement window to the front.



### **First Floor-landing**

Stairs continue to the second floor, wood panel doors lead off and there is a single radiator. A large walk in airing cupboard with shelving and a Sheila Maid also houses a pressurised hot water tank.



### **Bedroom One 12'5 max x 13' (3.78m max x 3.96m)**

Having two double glazed sash windows to the front overlooking Penrith to the Lakeland fells beyond. There is a double radiator.



**Bedroom Two 12'5 x 13'9 (3.78m x 4.19m)**

Having a double glazed sash window to the rear and a double radiator.



**Bedroom Three 12'11 x 10'9 (3.94m x 3.28m)**

Currently used as a dressing room, there are double glazed sash windows face to the front and side and a double radiator.



**Bathroom 10'9 x 6'10 max (3.28m x 2.08m max)**

Fitted with a white Heritage suite having an electric shower over the bath, tiles around and a clear screen. A double glazed sash window faces to the rear. There are recessed down lights to the ceiling and a single radiator.



### **Shower Room**

Fitted with a Heritage toilet and wash basin. There is a recessed shower enclosure with waterproof boarding to three sides and a fed mains shower. A double glazed sash window faces to side and there is a single radiator.

### **Second Floor**

Having a sash window to the half landing and wood panel doors off.

### **Bedroom Four 11'9 max x 13' (3.58m max x 3.96m)**

Two double glazed sash windows face to the front overlooking Penrith to the Lakeland fells beyond. There is a single radiator and access to an eaves store cupboard.



### **Bedroom Five 10'8 x 12' (3.25m x 3.66m)**

The ceiling is sloped with a double glazed Velux roof light. There is a single radiator.



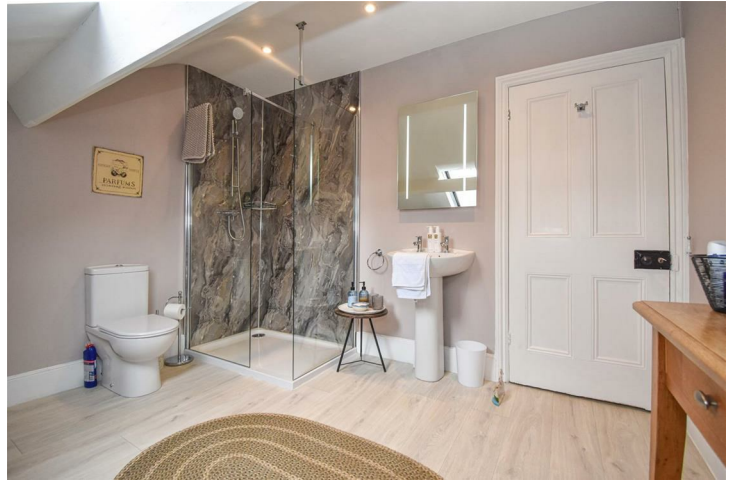
### **Bedroom Six 11'8 x 17'8 (3.56m x 5.38m)**

The ceiling is sloped with a double glazed Velux roof light. There is a single radiator. A ceiling trap gives access to the roof space.



### **Shower Room 10'7 x 9'3 (3.23m x 2.82m )**

There is a white toilet, a wash hand basin with a lighted mirror above and a step in shower enclosure with waterproof boarding to two sides and a mains fed shower. The ceiling is sloped with a double glazed Velux roof light and recessed downlights. Doors gives access to the eaves storage and there is a modern column radiator.



### **Outside**

The property is approached from the the road to a block paved parking bay with electric vehicle charging point and over which there is access to the;



### **Garage 19'11 x 10'5 (6.07m x 3.18m)**

With up and over door, light and power.

Sandstone steps lead up to the house with wooden gates to the rear and side where there is a paved seating leading to the main entrance. To one corner is a bin/wood stove and there is an outside tap and light.





Steps lead to the front garden which is to lawn with shrub bed. A path over which the neighbouring property has a pedestrian right of access runs along the front boundary.



To the rear is a stone outhouse with wood plank door and wooden gate to a sandstone flagged yard area by the house. There is access to the a further outhouse and outside tap.



Steps lead up to a further garden area where there is a lawn with raised shrub borders around and a pond. A decked area to one corner has space for a garden shed.

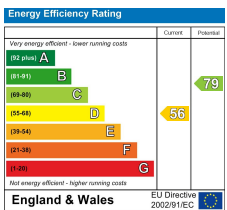


The garden extends behind the garage to a large paved seating area also which has shrub borders.





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Email - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)  
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9 + 10 Angel Lane  
 Penrith  
 Cumbria  
 CA11 7BP

T: 01768 867999  
 F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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 Registered Office: 9 + 10 Angel Lane, Penrith

