

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Lonsdale Villa, Fell Lane, Penrith, CA11 8AA**



- **Substantial Refurbished Victorian House + Detached Lodge for Dependant Relative or Holiday Let**
- **Set in a Large Private Garden with Views Across Penrith to the Lakeland Fells**
- **Spacious, Stylish and Characterful Accommodation Over Three Floors plus Cellars**
- **Central Hallway, Drawing Room, Dining Room + Breakfast Kitchen**
- **8 Double Bedrooms, 4 with En-Suite Facilities + 2 Shower Rooms**
- **Off Road Parking for Several Vehicles + Double Garage**
- **Currently Used as a Successful Holiday Letting Business**
- **Tenure - Freehold. Council Tax Bands - G +A . EPC Rating - D**

**Offers over £1,200,000**

This impressive Victorian villa has been thoughtfully renovated, blending its historic charm with beautifully-appointed, contemporary and stylish decor; with accommodation comprising: Central Hallway, Drawing Room, Dining Room + Breakfast Kitchen. 8 Double Bedrooms, 4 with En-suite plus 2 Shower Rooms. Outside there is a large Garden, a Double Garage and Off Road Parking for several cars. The property also benefits from Gas Fired Central Heating and Double Glazing.

In the grounds there is also a self-contained 2 bedroom lodge suitable for a dependent relative, holiday let or home working. this currently generates an income sufficient to cover the running costs of the house on it's own.

Lonsdale Villa is a rare opportunity to not just buy a magnificent home of quality and distinction in a peaceful location yet close to the heart of Penrith, it is also a wonderful business opportunity. The current owners have successfully let the property out to holiday makers in the last 12 months and created an impressive predicted income after annual running costs giving a return on investment of 7.75%.

### **Location**

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts into Fell Lane. Drive up the hill and about 50 meters past the zebra crossing, turn left into the driveway.

### **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.

### **Tenure**

The property is freehold. The council tax is band for Lonsdale Villa is G and for The Lodge, A

### **Viewing**

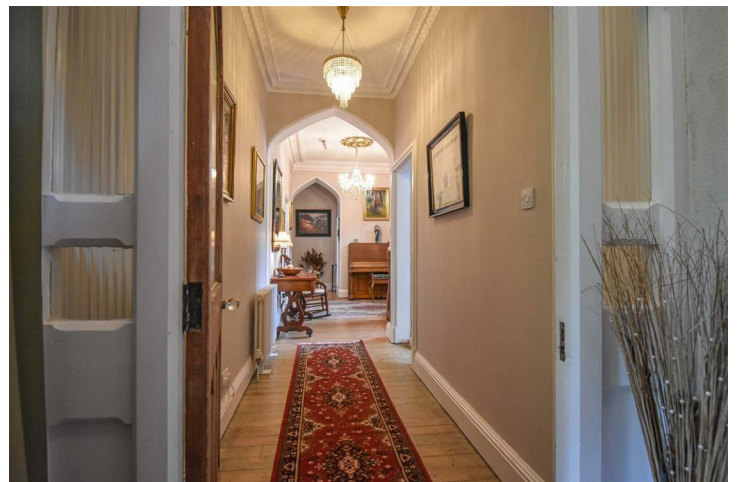
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

The property is currently used as a holiday let: <https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Penrith/Lonsdale-Villa-Retreat-1125802.html>

### **ACCOMMODATION**

#### **Entrance**

Through a broad, arched oak door to the;





### Hall 12'7 x 12'9 (3.84m x 3.89m)

A dog leg staircase with pitched pine spindles, handrails, newel posts and ornate carvings leads to the first floor. The floorboards are stripped, there is plaster coving to the ceiling and a ceiling rose. There are two cast iron radiators and original panel doors off.



### Dining Room 11'10 x 23'9 (3.61m x 7.24m)

Two, three panel mullioned windows face to the front giving glorious views across Penrith to the Lakeland fells. There is a cast iron multi fuel stove set in a natural stone minster style surround with a slate hearth. One of windows protrudes to the front with exposed timbers to the ceiling. There are two wall lights, two TV points, telephone point, a cast iron radiator and stripped floor boards



### Drawing Room 20'5 x 13'11 inc bay (6.22m x 4.24m inc bay)

A five panel Mullioned bay window faces to the front giving views across Penrith to the Lakeland fells. A white marble feature fireplace has a slate hearth. The floor is natural wood, the ceiling has plaster coving and a ceiling rose. There are two wall light points, two TV points and a telephone point.





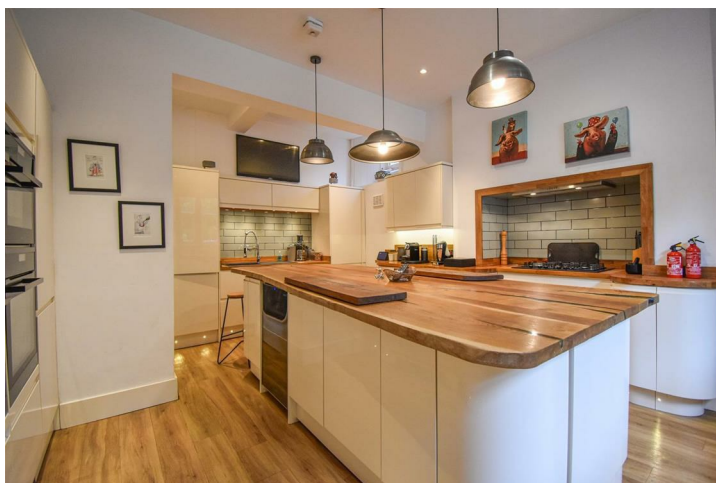
### **Snug/Office 10'8 x 10'1 (3.25m x 3.07m)**

A multi fuel stove is set behind a cast iron fireplace with a polished wood surround. Windows face to two sides with stripped original window shutters. The ceiling is plaster covered with a ceiling rose. There is a TV point and telephone point.



### **Kitchen 18'6 x 14'2 (5.64m x 4.32m)**

Fitted with a wide range of gloss cream units and an oak block work surface with a tiled splashback and incorporating a sink to each end with mixer taps. There is are two built in electric ovens, 2 combination microwaves ovens and a 5 ring gas hob set in a tiled inglenook with a cooker hood as well as 2 integral dishwashers. A large central island has a bespoke oak and resin top. There is underfloor heating, a three panel mullioned window to the rear and a door to the:



### **Nook 10'7 x 10'11 (3.23m x 3.33m)**

Having patterned tiled flooring and a gas fired living flame cast iron stove set in a stone fire surround to the corner. A double glazed door opens to the garden, painted timber doors lead to the; utility room, cloak room and rear porch.



### **Boot Room 6'5 x 5'9 (1.96m x 1.75m)**

With a mullioned window to the side, tiled flooring and wall mounted MCB consumer unit.

### **Cloakroom**

Fitted with a white, top flush Heritage toilet and wash hand basin. The flooring is tiled.

### **Rear Porch 6' x 19'8 (1.83m x 5.99m)**

With windows to three sides set on dwarf wall with tiled flooring and a pine panelled ceiling.

### **Cellars**

The cellars are split into four separate areas and a wine cellar. One of the rooms houses 2 gas fired condensing boilers which provide the hot water and central heating which is zoned to each floor with hive controls

### **First Floor - Landing**

A six panel mullioned window by the stairs gives natural light to the stairs and landing.



### **Helvellyn 20'6 x 13'10 (6.25m x 4.22m)**

A six panel mullioned bay window faces to the front with views across Penrith to the Lakeland fells. The ceiling is plaster covered with a ceiling rose. There is a feature fireplace, two wall lights, two single radiators, TV point and one double radiator. A stripped panel door leads into the;





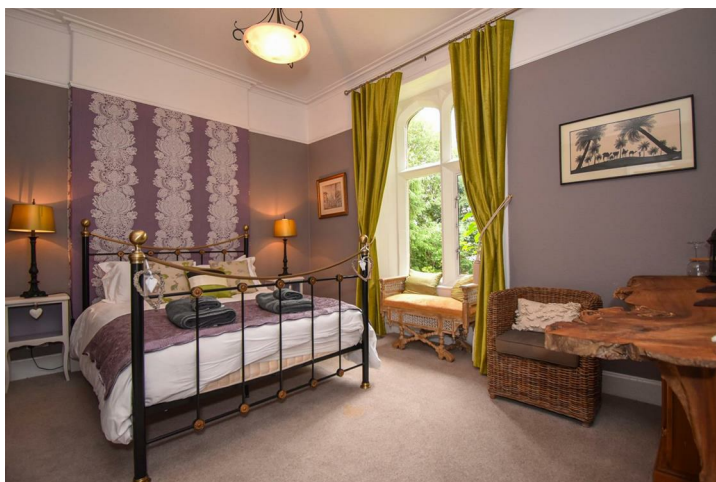
### En-Suite 11'11 x 8'8 (3.63m x 2.64m)

Fitted with a slipper bath having centre mounted taps, a toilet with a concealed cistern, a wash basin and a semi circular shower enclosure with a mains fed rainwater shower. The walls are part painted panelling, there is a heated towel rail and a mullioned window to the front.



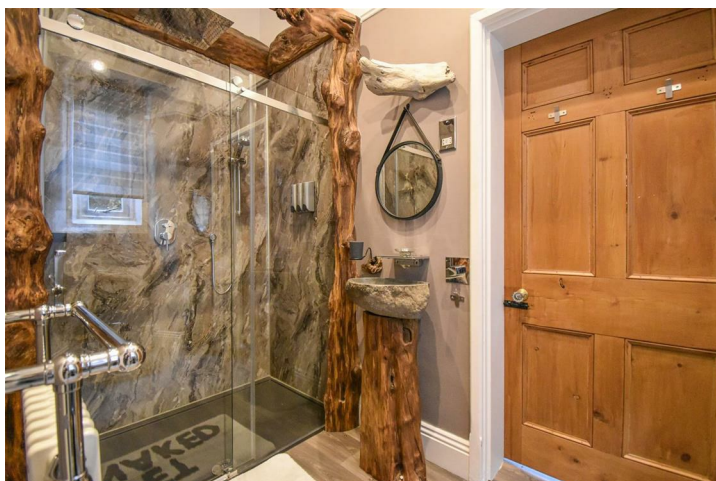
### Langdale 11'11 x 14'4 (3.63m x 4.37m)

A mullioned window to the front looks out over the garden and Penrith to the Lakeland fells. The ceiling is plaster coved, there is a double radiator, TV point and a double radiator. A sliding panel door opens to the:



### En-Suite 4'10 x 9'9 (1.47m x 2.97m)

To one end is a large shower enclosure with rustic timber surround, marine boards to 3 sides and a mains fed rainwater shower. There is a toilet and a stone wash basin set on a timber stand, a heated towel rail, a window and a further door opens into:



**Little Langdale 10'8 x 10'1 (3.25m x 3.07m)**

Having a feature fireplace, a single radiator, a double radiator and a mullioned window to the rear and a door to the landing.



**Honister 12' x 14' (3.66m x 4.27m)**

Having a freestanding claw foot bath set in front of a feature fireplace. A two panel mullioned window faces to the rear and a window faces to the side. The ceiling is plaster coved with a ceiling rose, there is a double radiator and a TV point.



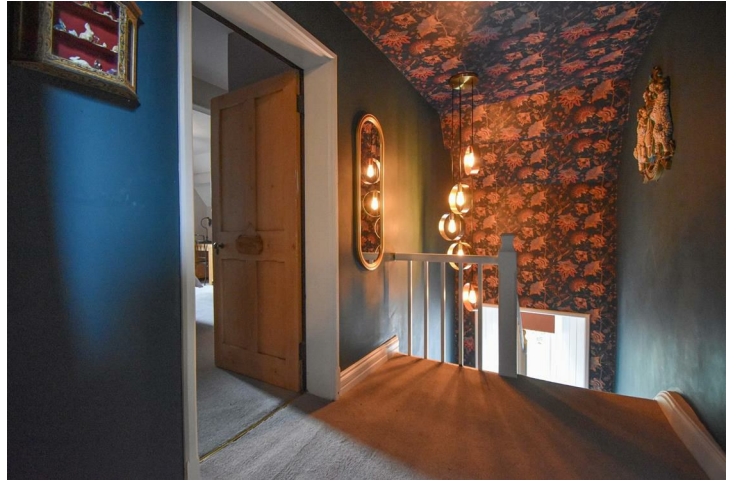
**En-Suite 5'6 x 3'4 + shower (1.68m x 1.02m + shower)**

Known as the "Cupboard under the stairs", the walls are tiled in green brickwork pattern and there is a toilet, a wash basin on a carved stand and a shower enclosure, tiled on 3 sides with a 2 head body shower.





## Second Floor - Landing



### **Glenridding 16'10 x 13'11 (5.13m x 4.24m)**

Having an arched double glazed window with wood panelling around giving open views across Penrith to the Lakeland fells. There is a feature cast iron horseshoe fireplace set in a painted stone surround, TV point and a double radiator and a large built in wardrobe gives hanging and shelf space.



### **Patterdale 12' x 13'11 (3.66m x 4.24m)**

Having a feature cast iron horseshoe fireplace in a painted stone surround. A double glazed window faces to the rear and a double glazed Velux to the side. There is a double radiator.





### **Gillside 11'11 x 14'5 (3.63m x 4.39m)**

Having an arched double glazed window with wood panelling around giving open views across Penrith to the Lakeland fells. There is a feature cast iron horseshoe fireplace set in a painted stone surround, TV point and a double radiator. A built in wardrobe to one side gives hanging and shelf space.



### **Blencathra 16'4 x 10'1 (4.98m x 3.07m)**

Having a feature cast iron horseshoe fireplace in a painted stone surround. A double glazed window faces to the rear and a double glazed Velux to the side. There is a double radiator.



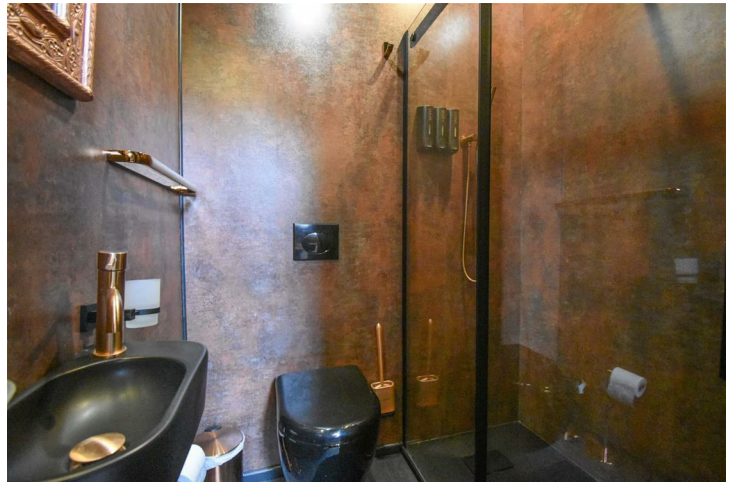
### **Shower Room 1 7'4 x 8'10 (2.24m x 2.69m)**

Fitted with a circular wash basin, a toilet and a quadrant shower enclosure with tiles to 2 sides and a mains fed rainwater shower. There is a modern column radiator, a shaver socket and an extractor fan



### **Shower Room 2 3'11 x 5'4 (1.19m x 1.63m)**

A large shower enclosure is marine boarded to 3 sides with a mains fed shower. There is wash hand basin, a toilet with a concealed cistern and an extractor fan.



### **Sitting Room 16'11 x 13'1 (5.16m x 3.99m)**

The ceiling is partly sloped with a double glazed Velux roof window. There is a double radiator and a TV aerial point.



### **The Hermitage**

The entrance to the Hermitage is to the central hall and the:

### **Dining Kitchen 7'4 x 17'7 (2.24m x 5.36m)**

Fitted with a range of wood fronted units and a stone effect work surface incorporating a 1 1/2 bowl stainless steel single drainer sink with mixer tap. There is a built in electric oven, an LPG hob and an integral fridge. There is a double radiator, a double glazed window and patio doors opening onto a decked seating area. A broad opening leads to the:

### **Living Room 11'11 x 15'7 (3.63m x 4.75m)**

an electric flame effect fireplace is set in a feature surround. There is a double radiator, two double glazed windows and three wall light points. Double glazed patio doors open to the decked seating area and a door leads to the;



## Hall

A cupboard houses an LPG combi boiler which provides the hot water and central heating. A double glazed door opens to the outside and doors lead to the bedrooms and shower room

## Bedroom One 9'6 x 9'10 (2.90m x 3.00m)

Having built in wardrobes with hanging, shelf space, drawer and locker space. There is a double glazed bay window and a double radiator.

## Bedroom Two 9'6 x 9'10 (2.90m x 3.00m)

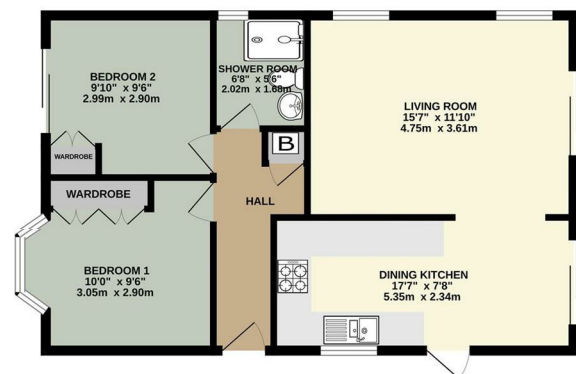
Double glazed patio doors open onto a second decked seating area. A built in wardrobe has hanging and shelf space and there are bedside drawers and locker storage, double radiator



## Shower Room 6'8 x 5'6 (2.03m x 1.68m)

Fitted with a toilet, a wash basin with a cabinet below and a shower enclosure with tiling to the walls and a mains fed shower. There is a heated towel rail, an extractor fan and a double glazed window.

GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 609 sq.ft. (56.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the dimensions contained herein, measurements of floor, ceiling, stairs and any other fixed or movable items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and engineer shall have no responsibility or liability as to their accuracy or otherwise and no guarantee as to their accuracy or otherwise shall be given.  
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## Outside

Lonsdale Villa is approached along a winding tree lined drive to a large gravelled parking and turning area for several vehicles and with access to a;

## Garage

Currently used as a workshop with bi-fold doors, lights and a power supply. This could easily be reverted to a garage.

The drive curves around a lawned garden with a deep border along the rear boundary with a mixture of mature trees, shrubs and apple trees.

The garden extends to each end of the main house and across the front, being mainly to lawn with

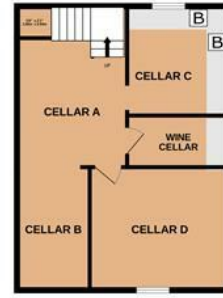
several mature trees around. The garden has an southerly aspect, therefore enjoying a high level of direct sunlight.

There is a 6 person jacuzzi for the main house and a 2 person jacuzzi for the lodge.





GROUND FLOOR  
1490 sq.ft. (138.5 sq.m.) approx.



BASEMENT LEVEL  
361 sq.ft. (33.2 sq.m.) approx.



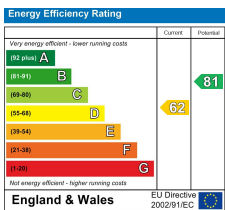
1ST FLOOR  
1139 sq.ft. (105.2 sq.m.) approx.



2ND FLOOR  
1129 sq.ft. (104.5 sq.m.) approx.

TOTAL FLOOR AREA : 4309 sq.ft. (400.3 sq.m.) approx.

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