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## **8 Arthur Street, Penrith, CA11 7TU**



- **Handsome 4 Storey Victorian Townhouse in the New Streets Conservation Area**
- **Living Room, Sitting Room, Dining Room + Kitchen**
- **4 Double Bedrooms, 5th Bedroom/Office, Bathroom with Separate Shower + Shower Room**
- **Enclosed Garden to the Rear with a Westerly Aspect**
- **Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Open Fireplace and Multi Fuel Stove**
- **Resident Permit Parking**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

**Price £395,000**

In the highly desirable Arthur Street, part of the New Streets Conservation Area, this handsome 4 storey Victorian townhouse offers in the region of 1950 sq ft of characterful living space comprising; Ground Floor - Hallway, Kitchen, Dining Room and Shower/Wet Room; First Floor - Main Hallway, Living Room and Dining Room; Second Floor - Landing 2 Double Bedrooms; Second Floor - Landing 2 Double Bedrooms, a 5th Bedroom/Study and an impressive Bathroom with a separate shower. Outside there is an Enclosed Garden to the rear with a westerly aspect and a good degree of privacy and Resident Permit Parking is available. The property also benefits from Double Glazing, Gas Central Heating from a Condensing Boiler and there is an Open Fireplace in the living room and a Multi Fuel Stove in the dining room.

### **Location**

From the centre of town, head up Sandgate and turn left into Meeting House Lane. Arthur Street is the first turn 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 Freehold**

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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

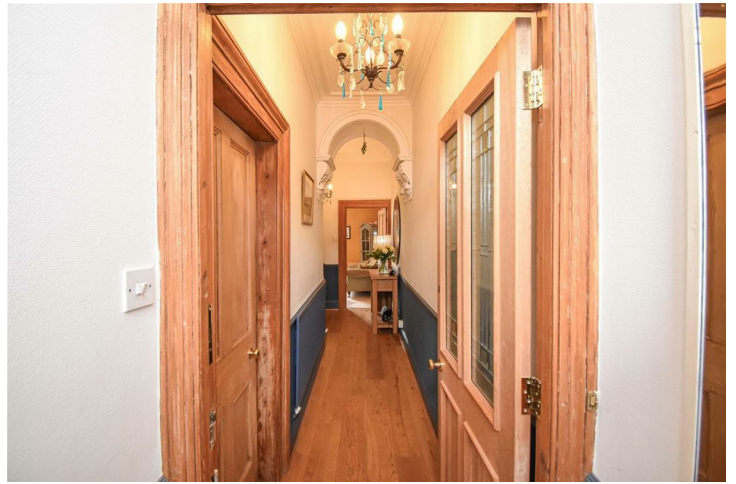
The main entrance is to the first floor, through a solid panel door to the;

### **Vestibule**

With oak flooring, and an oak panel door with leaded glass insets to the;

## Hallway

Having oak flooring, original plaster coving to the ceiling and a central arch with ornate corbels. Stairs with natural wood spindles and a polished handrail lead to the first floor. There is a single radiator and stripped pine doors to the sitting room, stairs to the ground level and to the;



## Living Room 13'8 x 11'5 (4.17m x 3.48m)

An open fireplace is set in an original cast iron fireplace with tiled insets and tiled hearth. To one side of the fireplace is an arched niche with stripped pine floor cupboard. The ceiling is plaster covered with an ornate ceiling rose and there is a single radiator, a TV aerial lead and a double glazed window to the front has stripped pine panelling around and shutters.



### **Sitting Room 11'11 x 13'6 (3.63m x 4.11m)**

A living flame gas fire is set in an ornate cast surround with tiled insets and hearth and a pine surround. To one side of the fire is a recessed wall cupboard. The ceiling is plaster covered with an ornate ceiling rose and there is a picture rail around, a double radiator and a double glazed sash window to the rear.



### **Ground Floor**

Stone steps from the first floor lead down to a passage with slate tiled flooring, a double radiator, a uPVC double glazed door to the front yard, an doorway to the kitchen and a timber planked door to the;

### **Dining Room 11'9 x 13'1 (3.58m x 3.99m)**

Having terracotta tiled flooring and a multi fuel stove set in an inglenook with a stone surround and hearth. To one side of the stove is an original built in wall cupboard. There is a single radiator, double glazed windows to the rear and a timber plank door to the rear lobby.



### **Kitchen 13'6 x 10'4 (4.11m x 3.15m)**

Fitted with a range of cream shaker style fronted units and a polished stone work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a space for a dual fuel range cooker with stainless steel extractor hood, plumbing for a washing machine and dishwasher and space for an American style fridge freezer. The floor is slate tiled, there is a small breakfast bar, a single radiator and two double glazed windows to the front with sandstone sills. An open arched doorway leads to the;



### **Pantry**

Having shelves to one side, a stone solid shelf and units to match the kitchen to one end.

### **Rear Lobby**

With terracotta tiled flooring, a uPVC double glazed door to the outside and timber planked door to the;

### **Shower Room/Wet Room 9'7 x 4'10 (2.92m x 1.47m)**

Fitted with a toilet, a wash basin and having a large shower area with tiled walls and floor and a mains fed rainwater shower. There is a heated towel rail and a small window.



### **Second Floor-Landing**

Stairs with natural wood spindles, a polished hand rail and a cupboard below lead to the third floor. There is a single radiator and pine panel doors off.

### **Bedroom One 13'7 x 15'4 (4.14m x 4.67m)**

Having a feature fireplace with a tiled back. The ceiling is plaster coved and there is a double radiator and two double glazed windows to the front. To one wall are built in wardrobes with hanging and shelving storage.



### **Bedroom Two 13'7 x 15'4 (4.14m x 4.67m)**

A large recessed wardrobe gives hanging and shelving space. There is a feature cast iron horseshoe fireplace, the ceiling is plaster coved and there is a double radiator and double glazed window to the rear.

### **Third Floor-landing**

There is a single radiator and pine panelled doors off.

### **Bedroom Three 9'6 x 13'8 (2.90m x 4.17m)**

The ceiling is partly sloped, a double glazed window faces to the rear and there is a single radiator. A built in wardrobe gives hanging and shelving and a built in cupboard house the gas condensing combi boiler which provides the hot water and central heating.



### **Bedroom Four 13'7 x 7'7 (4.14m x 2.31m)**

The ceiling is partly sloped with a double glazed dormer window and there is a double radiator.



**Bedroom Five/Study 10'7 x 7'5 (3.23m x 2.26m)**

Currently used as an office and having a single radiator and small double glazed window to the front.



**Bathroom 12'4 x 5'7 min 6'11 max (3.76m x 1.70m min 2.11m max)**

Fitted with a toilet having a boxed in cistern, a wash basin set on a stand with drawers below, a large shower enclosure with a mains fed two head shower and tiles to two sides and a freestanding bath with floor mounted taps. There is a contemporary heated towel rail and a light chimney with an electrically power Velux roof light.



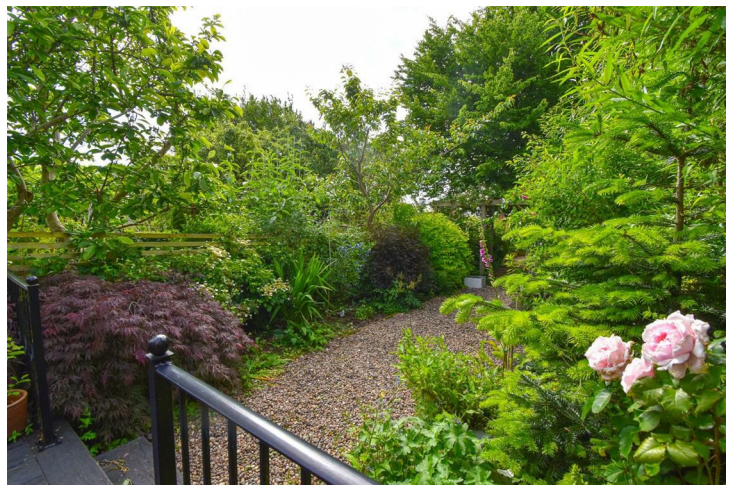
## Outside

To the front of the house is a stone flagged forecourt with stone steps to the ground floor entrance and up to the first floor entrance.

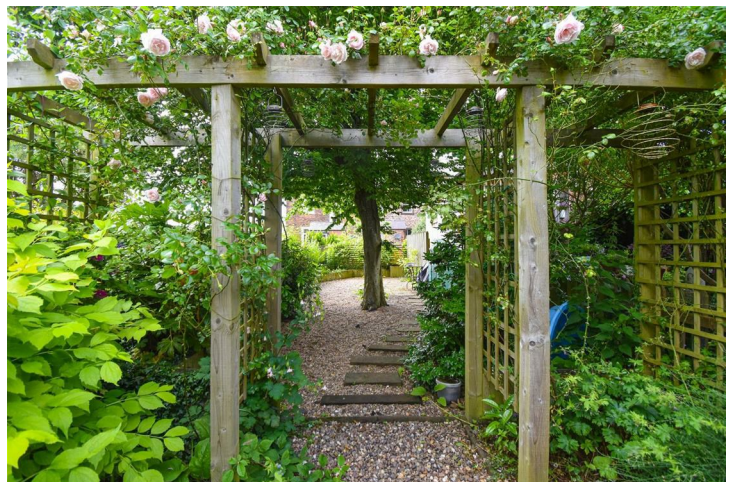
To the rear of the house is a block paved area leading to a large decked seating area



Beyond the decking is a pebbled garden area with well stocked flower and shrub beds to either side leading to a wooden pergola with a climbing rose



Through the pergola is another pebbled garden area with a large central shrub and raised flower and shrub beds around.

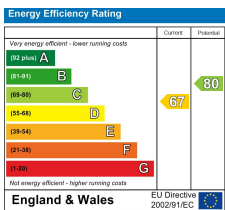






TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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