

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

36 Victoria Road, Penrith, CA11 8HR



- **Superb Town House Currently a Successful Bed and Breakfast Business**
- **Refurbished Throughout Retaining Great Character and Style**
- **Convenient Location in Penrith Town Centre**
- **Living Room, Guest Lounge Dining Room, Kitchen, Laundry Room + Cellar**
- **4 En-Suite Double Bedrooms Including a Sumptuous Principle Suite**
- **Off Road Parking + Enclosed Low Maintenance Garden**
- **Sound Damping uPVC Double Glazing**
- **Gas Central Heating via a Condensing Boiler and Pressurised Hot Water Tank**
- **Tenure - Freehold. Council Tax Band - C. EPC - E.**

Price £350,000

A perfect location for the centre of Penrith, this handsome double fronted sandstone house is currently run as a successful B and B, but could equally be a fantastic family home and has been transformed by the current owners to create stylish, sumptuous and characterful accommodation over 3 floors comprising: Ground Floor; Hallway, Living Room, Lounge Dining Room and Kitchen. First Floor; Landing 3 Double Bedrooms each with an En-Suite Shower Room, a Laundry Room and a WC and the top floor is given over to a beautiful Principle Bedroom Suite. Outside there is an attractive Forecourt Garden, an Off Road Parking Space and to the rear there is an enclosed block paved Garden which could also be used as further parking.

The property also benefits from Sound Deadening uPVC Double Glazing, Gas Central Heating via a Condensing Boiler and there has been significant extra Insulation installed since the EPC was carried out.

Location

36 Victoria Road is to the south of the centre of Penrith. Head south on King Street to the traffic lights, 36 Victoria Road is on the left at the junction of Victoria Road and Roper Street.

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. Heating is via a gas fired condensing boiler which also feeds a pressurised hot water tank.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;



Hall

Stairs with painted spindles and a polished handrail lead to the first floor. The floor is stone flagged the walls are part panelled and the ceiling has original plaster coving and arch. There is a double radiator and oak panel doors off.



Living Room 12'8 x 12 (3.86m x 3.66m)

An imposing oak feature fireplace has a shelved recess to either side. The ceiling has plaster coving and a central rose and a picture rail runs around the room. The flooring is wood effect laminate and there is a double radiator and a uPVC double glazed window to the front with painted panelling around.



Lounge Dining Room 23'11 11'7 (7.29m 3.53m)

The external walls are insulated and panelled to the front and side with a recessed cupboard housing the MCB consumer unit and the fire alarm controls. There are two double radiators, a uPVC double glazed windows to the front and rear with panelling around and there is a shelved recess below the stairs.



Kitchen 10'6 x 11'6 (3.20m x 3.35m'1.83m)

Fitted with a gloss cream fronted units with a marble effect work surface incorporating a 1 1/2 stainless steel single drainer sink with mixer tap. There is a built in electric double oven and induction hob with stainless steel extractor hood and glass splashback. There is an integrated larder fridge and freezer and dishwasher. The ceiling has recessed downlights the flooring is wood effect laminate and there is a modern column radiator, a uPVC double glazed window and a door to the rear and oak panel door to the basement.



Basement

The basement has one large room and two smaller rooms, all with restricted head height. There are lights, power points and a radiator.

First Floor- Landing

A uPVC double glazed window on the half landing gives natural light, the walls are part panelled, the ceiling has plaster coving, the stairs continue to the second floor and oak panel doors lead off.



Bedroom One 12'11 x 8'11 (3.94m x 2.72m)

The walls are part panelled, the ceiling has plaster coving and a central rose and there is a picture rail. There is a double radiator and uPVC double glazed window to the front and side. An oak panelled sliding door opens to the:



En-Suite 9'3 x 7'4 (2.82m x 2.24m)

Fitted with a toilet, a wash basin and shower enclosure with marine board to two sides and a mains fed rainwater shower. The ceiling has recessed down lights and plaster coving, the walls are part panelled and the flooring is laminate. There is a double radiator, an extractor fan and uPVC double glazed window.



Bedroom Two 7'11 x 11'8 (2.41m x 3.56m)

Having insulated panelling to the front and side external walls. There is a recessed wardrobe, a double radiator and uPVC double glazed window to the front with painted panelling around.



En-suite 4'3 x 7'11 (1.30m x 2.41m)

Fitted with a toilet, a wash basin and a shower enclosure with a mains fed rainwater shower. The walls are marine boarded and there is a radiator and extractor fan.



**Bedroom Three 10'11 x 11'10 incl en-suite
(3.33m x 3.61m incl en-suite)**

The walls are part panelled, a picture rail runs around the room and there is a double radiator and a uPVC double glazed window to the rear. A cupboard to one wall houses the gas fired boiler for the hot water via a pressurised hot water tank and the central heating. There is a narrow built in wardrobe and a sliding door opens to the;



En-Suite

Fitted with a toilet, a wall mounted wash basin and shower enclosure with marine boards to three sides and a mains fed rainwater shower and an extractor fan.



To the side of the landing is a small lobby with oak panelled door to the WC with a toilet and wash basin and to the;

Laundry Room 11'6 (3.51m)

Having plumbing for a washing machine, laminate flooring and uPVC double glazed window to the rear.

Next to the laundry room there is a WC, fitted with a toilet and wash basin.

Second Floor

At the top of stairs is access to a cock loft store and an oak panel door opens to the;

Principle Suite 11' 18'11 (3.35m 5.77m)

The ceiling is open to the apex with exposed timbers, recessed downlights and a double glazed Velux roof light with blackout blind. The walls are part panelled with access to the eaves storage.

Built in furniture includes wardrobes with hanging and shelving space a chest of drawers and a dressing table. There is a double radiator, uPVC double glazed window to the gable and a sliding door to the;



Bathroom 9'8 x 8'11 (2.95m x 2.72m)

Having a toilet, a wash basin set in a wash stand with cupboard and shelves below and a freestanding slipper bath with centre mounted mixer handset shower taps. The ceiling is open to the apex with a double glazed Velux roof light and recessed down lights. The walls are part panelled there is a double radiator and uPVC double glazed window to the gable.



Outside

To the front of the house is a semi circular garden area laid to slate chippings with fence around and a sandstone path to the front door.



On the Victoria Road side of the house is block paved parking space.

A large sliding gate opens to the rear of the house.

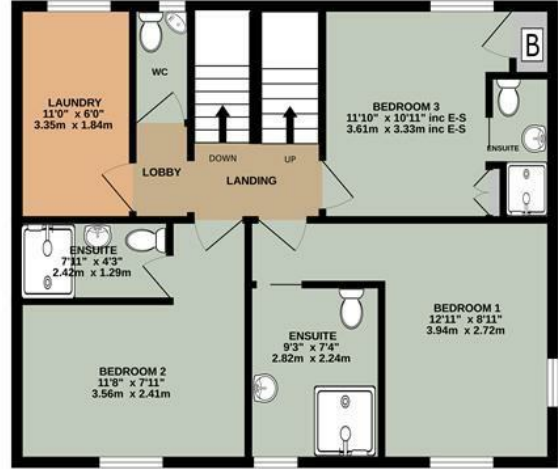
There is an enclosed area to the rear of the house which is block paved and can be used as extra parking for up to 3 cars or is ideal as a low maintenance garden.



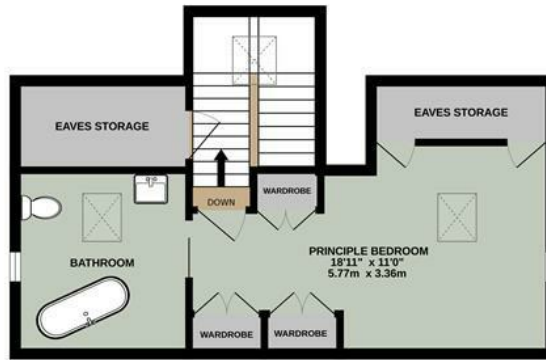
GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.

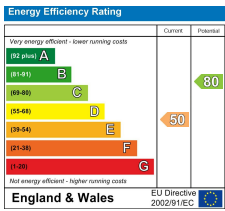


2ND FLOOR
410 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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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