

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

White Ox Cottage, Inglewood Road, Penrith, CA11 8QN



- **Quirky and Spacious Sandstone Cottage with Reversed Layout Accommodation**
- **Elevated Position with Some View Over Penrith to the Lakeland Fells**
- **Living Room + Kitchen Dining Room**
- **2 Double Bedrooms, En-Suite Bathroom + En-Suite WC**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Block Paved Patio/Parking Space + Integral Garage**
- **Tenure - Freehold. Council Tax Band - B. EPC - Rate D**

Price £220,000

To the north of Penrith town centre, White Ox Cottage enjoys an elevated position with some views from the rear over Penrith to the Lakeland fells and has immaculate, stylish and quirky reversed style accommodation comprising; Entrance Porch, Living Room, Dining Kitchen and a Double Bedroom with an En-Suite WC all tot he upper floor and a Hallway, a Double Bedroom and a Jack and J/ill Bathroom to the ground floor. Outside there is a block paved area tot he rear of the cottage suitable as either a patio or parking space and there is access to an Integral Garage. The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

Location

From the centre of Penrith head north on Scotland Road. Turn right onto Salkeld Road and then left to Inglewood Road. White Ox Cottage is on the left hand side.

The What3words position is; nerd.musically.booms

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 B.

Viewing

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ACCOMMODATION

Entrance

Through a composite security door to;

Porch

With uPVC double glazed windows to three sides, vinyl tiled floor and stripped pine door to the;



Dining Kitchen 11'4 x 7'11 + 7'4 x 10'7 (3.45m x 2.41m + 2.24m x 3.23m)

The kitchen area is fitted with a range of gloss fronted units and wood effect work surface incorporating a 1 1/2 ceramic sink with mixer tap and composite splashback and having an electric point for a Quooker type tap. There is space for a dual fuel range type cooker with a stainless steel splashback and hood. The ceiling has recessed downlights, the floor is vinyl tiled and there are uPVC double glazed windows with colonial blinds to the front and rear. A built in cupboard houses the Worcester condensing boiler which provides the hot water and central heating and a hot water tank. Stairs lead down to the lower level and stripped pine doors open to the bedroom and;



Living Room 16'11 x 13' (5.16m x 3.96m)

Having dark wood flooring, a double radiator, and a granite hearth with blanked off flue for a stove. A recess to one wall has a floor cupboard, there is a double radiator, a TV point, a telephone point and uPVC double glazed window with colonial blinds to the front and rear.



Bedroom One 9'4 x 10'4 (2.84m x 3.15m)

Having a shelved recess, a double radiator and uPVC double glazed window with colonial blinds to the rear. A ceiling trap gives access to the roof space and a stripped pine door opens to the;



En-Suite WC 4'5 x 5'1 (1.35m x 1.55m)

Fitted with a toilet and a wash basin with drawers below. The floor is vinyl tiled, the walls are marine boarded to there sides and there is a heated towel rail and a double glazed window with colonial blinds.



Lower Level

Stairs with natural wood treads lead down to the;

Hall

Having vinyl tiles to the floor, a single radiator and uPVC double glazed window with colonial blinds. A door leads to the garage and glazed oak doors open to the bathroom and;

Bedroom 14'2 x 9'9 (4.32m x 2.97m)

Built in wardrobes to one end give hanging and shelving space. There are two wall light points, a wall point for a TV, a double radiator and a uPVC double glazed window with colonial blinds. A glazed oak door opens to the;



Bathroom

Fitted with a toilet, a wash basin with drawers below and a lighted mirror with blue tooth speakers above. A square ended bath with centre mounted taps has a mains fed two head shower over, marine boards around and a clear screen. The floor is ceramic tiled the ceiling has recessed down lights and there is a heated towel rail and extractor fan.



Outside

Around the porch is a block paved forecourt. There is access to the rear across the neighbours yard to a block paved area where you can either have a table and chairs or park a car with access to the;



Garage

Having an up and over insulated door, light, power and water and a double radiator. There are built in units along one wall with a slate effect work surface incorporating a stainless steel single drainer sink and there is there is plumbing for a washing machine and space for a dryer.

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Average referral fee earned in 2024 was £253.00

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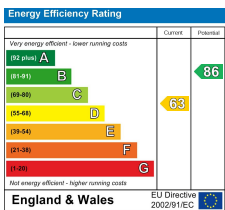
LOWER LEVEL



GROUND FLOOR



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Email - welcome@wilkesgreenhill.co.uk
 Visit our Website - www.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
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
 Registered Office: 9 + 10 Angel Lane, Penrith

