

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

6 Union Lane, Penrith, CA11 9DJ



- **Exquisite Traditional Sandstone Cottage in a Hidden Location**
- **Refurbished and Updated to a High Standard Throughout**
- **Living Room, Dining Kitchen + Utility/Laundry Room**
- **2 Double Bedrooms + 2 Useful Attic Rooms (limited headroom)**
- **Large Bathroom with Claw Foot Bath and Separate Shower**
- **Attractive Enclosed Garden Benefitting from the Afternoon and Evening Sun**
- **Private Off Road Parking Space + Potential for Further Spaces**
- **uPVC Double Glazing, Gas Central Heating + Living Flame Stoves**
- **Tenure - Freehold. Council Tax Band B. EPC - D**

Asking price £270,000

This exquisite sandstone cottage is hidden away in a quiet side lane yet within a short walk of Penrith town centre and has been lovingly renovated by the current owners to an exacting standard throughout to offer a fabulous mix of the traditional with modern convenience and comfort. The accommodation comprises; Entrance Hall, Living Room, Dining Kitchen, Utility/Laundry Room, ground floor Bathroom with a claw foot bath and a separate shower enclosure, 2 Double Bedrooms, an En-Suite WC and 2 useful Attic Rooms. The cottage is set in an attractive walled Garden and has a private Parking Space, with the potential to park up to 3 cars. This stunning home also benefits from uPVC Double Glazing, gas fired Stoves in the living room and dining kitchen and Central Heating via a Condensing Boiler.

Location

From the centre of Penrith head up Castlegate, cross over the first mini roundabout and take the first exit at the next mini roundabout. Follow the road around the left and right hand bends and Union Lane is on the right, just beyond Howard Street.

The What3words position is; narrates.firework.note

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

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part double glazed door to the:

Hall

Having stripped pine panelled doors off to the bathroom and;

Living Room 12'3 x 12'3 (3.73m x 3.73m)

A gas living flame stove is set on a stone hearth with a rustic timber mantle and to one side a niche with floor cupboard houses the electric meter and MCB consumer unit. The walls are part painted panelling, there is a second shelved recess with floor cupboard and access to a shelved under the stairs store. Stripped pine plank doors open to the stairs and dining kitchen. There is a telephone point and a wall point for a TV.



Kitchen 9' 3 x 19'9 (2.74m 0.91m x 6.02m)

Fitted with a range of pale grey shaker style units and a quartz marble finish worksurface incorporating an undermounted stainless steel double sink with mixer tap. There are two built-in electric ovens, a ceramic hob with cooker hood, an integral dishwasher and space for an American style fridge freezer. Above the sink is a feature sandstone window surround with panelled back.



The flooring is LVT and the ceiling has recessed downlights. A contemporary living flame gas stove is set on a stone plinth. Bifold double glazed doors open to the front garden and an oak plank door opens to;



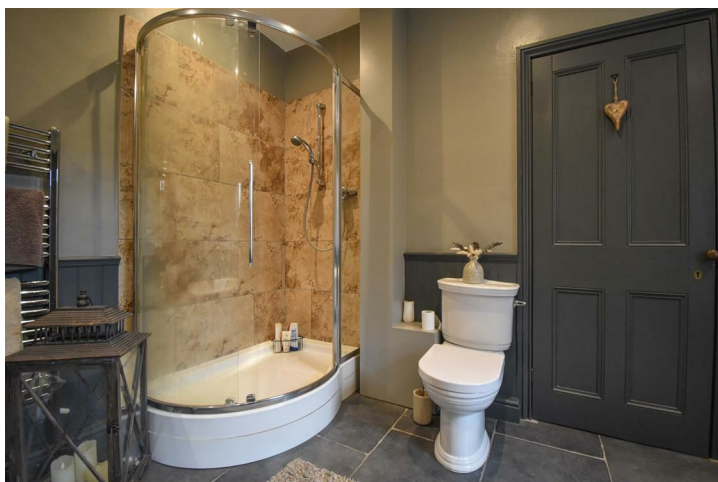
Utility Room 7'6 x 5'11 (2.29m x 1.80m)

Fitted with units to match the kitchen and a stainless steel Belfast sink with pillar tap. One of the cupboards houses the Worcester condensing combi boiler, providing the hot water and central heating and another cupboard has the plumbing for a washing machine. The flooring is LVT, there is a single radiator, a uPVC double glazed window and a door opens into the garden.



Bathroom 12'2 x 10'7 (3.71m x 3.23m)

Fitted with a toilet, a circular wash basin set in a sideboard with cupboards and a mosaic tiled top, a rolltop clawfoot bath with centre mounted taps and a large shower enclosure with a Mira mains fed shower and tiles to two sides. The floor is tiled, the ceiling has recessed downlights, the walls are part panelled and there is a chrome heated towel rail, a radiator in a radiator cover and a uPVC double glazed sash window looks onto the garden. There is a recessed shelved wall cupboard with pitch pine door and a door opens to a recessed and shelved linen cupboard.



First Floor-Landing

uPVC double glazed sash window faces to the front. A door opens to the attic steps and stripped pine doors open to the bedrooms.

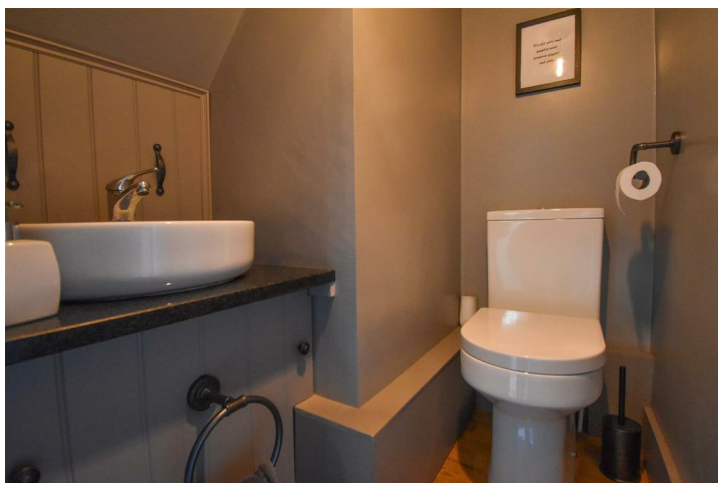
Bedroom One 12'1 x 10'8 (3.68m x 3.25m)

There is a cast-iron feature fireplace with sandstone hearth, a double radiator and a uPVC double glazed sash window to the front.



Bedroom Two

Currently used as a dressing room there are built-in wardrobes with hanging, shelf and drawer space. There is a double radiator, a uPVC double glazed window to the front and a door opens to an ensuite cloakroom with a lavatory and a wash basin set on a granite plinth with storage below.



Second Floor

The stairs rise to;

Attic Room A

With sloped ceiling having a large double glazed window and there is access to a small eaves store to the front. A door opens to



Attic Room B

With a sloped ceiling having a large double glazed Velux roof light and there is a single radiator. This room is currently used as an office but would suit other uses.



Outside

Union Lane runs between Alexander Road and Norfolk Road. The lane gives access to an off-road parking space with a vehicle and pedestrian gate opening to the front garden

There is a tarmac area suitable for further parking if required, currently used for outdoor furniture with two mature trees to one side.



Across the front of the house is an attractive forecourt garden with low stone wall around, part to artificial grass and part to gravel.



The tarmac extends to a sandstone flagged area in front of the bifold doors from the dining kitchen, giving more seating area and leading to a small fenced off bin store to the side.

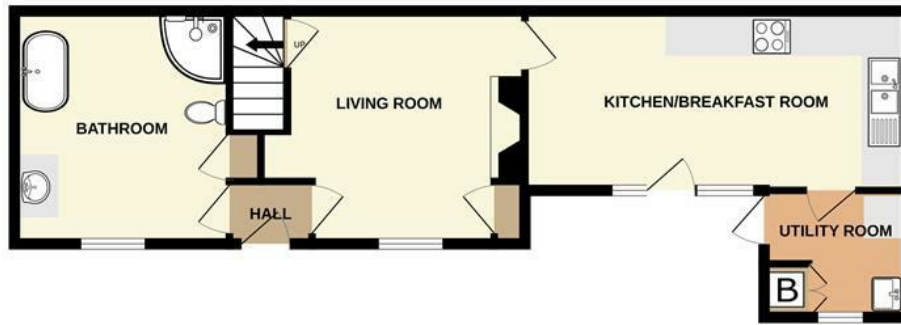
Please note 2 of the properties on Norfolk Terrace have a pedestrian right of access.



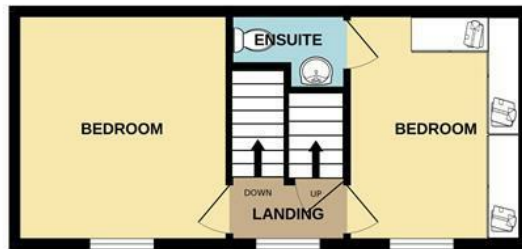
The garden is on the west side of the cottage and enjoys a high level of direct sunlight from mid morning and through the afternoon and evening.



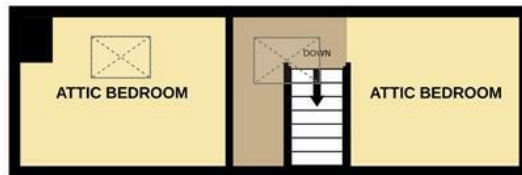
GROUND FLOOR



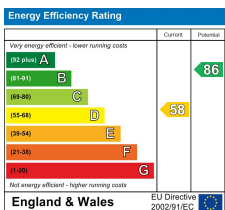
1ST FLOOR



2ND FLOOR



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