

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

5 Crown Square, Penrith, CA11 7AB



- **Smart and Quirky Three Storey Cottage**
- **Located in the Centre of Penrith**
- **Living Room + Breakfast Kitchen**
- **3 Double Bedrooms + First Floor Shower Room**
- **Enclosed Yard to the Rear**
- **Street Permit Parking Available**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - A. EPC - D.**

£150,000

Located in the heart of Penrith, 5 Crown Square is an enigmatic and quirky, three storey cottage, having undergone many improvements in the last 5 years, including re-wiring, a new boiler and a complete cosmetic overhaul, creating comfortable and characterful accommodation comprising; Vestibule, Living Room, Breakfast Kitchen to the ground floor. a Double Bedroom and Shower Room to the first floor and 2 further Double Bedrooms on the second floor. To the rear of the cottage is an Enclosed Yard and On Street Permit Parking is available through Westmorland and Furness Council.

Location

Crown Square is in the centre of Penrith, just off King Street.

The What3words position is; scream.wing.lipstick

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.

The internet speed was tested on 13th May 2025 at 150 Mb/s Download and 47 Mb/s Upload.

Tenure Freehold

The property is freehold and the council tax is band A

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through uPVC double glazed door to;

Vestibule

Wall mounted MCB consumer unit and an open doorway to the;

Living Room 12'6 x 11'8 (3.81m x 3.56m)

Having a feature fireplace with a tiled surround and shelves to one side with a floor cupboard housing the gas meter. There are exposed beams to the ceiling, a contemporary column radiator and a uPVC double glazed window to the front with floor cupboard below housing the electric meter. Stairs lead to the first floor and a glazed door opens into;



Kitchen 7'8 x 11'1 max (2.34m x 3.38m max)

Fitted to one side with gloss pale grey fronted units and a slate effect worksurface incorporating a stainless steel butler type sink with mixer tap and glass splashback. There is a built-in electric oven and a two ring induction hob with glass splashback and there is an integral fridge. The floor is vinyl tiled, there is a modern radiator and the uPVC double glazed window and door open to the rear.



First Floor-Landing

There is a single radiator and a recessed cupboard with plumbing for the washing machine and also housing the gas fire condensing combi boiler, providing the hot water and central heating. Stairs lead to the second floor.

Bedroom One 12'8 x 11'10 (3.86m x 3.61m)

There are exposed beams to the ceiling, a double radiator, a telecoms point and a uPVC double glazed window to the front.



Shower 5'3 x 8'2 (1.60m x 2.49m)

Fitted with a toilet, a wall mounted wash basin with pillar taps and a quadrant shower enclosure, marine boarded to two sides with with a mains fed shower over. The floor is ceramic tiled, there is a chrome towel rail and extractor fan and a uPVC double glazed window to the rear.



Second Floor-Landing

With doors off to bedrooms 2 and 3.

Bedroom Two 12'9 x 11'6 (3.89m x 3.51m)

There is a double radiator and a uPVC double glazed window to the front.



Bedroom Three 8'8 x 12'1 (2.64m x 3.68m)

There is a recess with hanging rail over the stair head, a double radiator and the uPVC double glazed window to the rear.



Outside

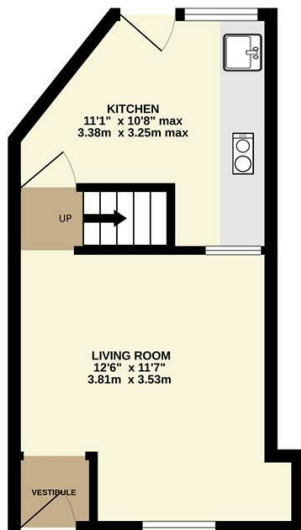
On street parking permits are available through Westmorland and Furness council.

To the rear of the cottage is an enclosed yard with a small canopy for storing bicycles.

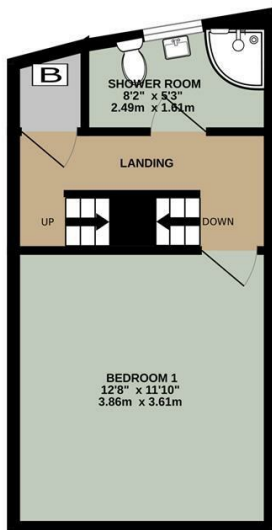
The neighbouring property has an emergency exit to the yard.



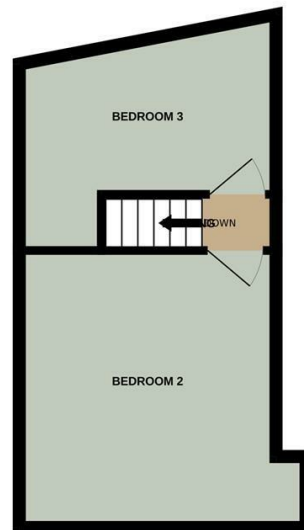
GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



1ST FLOOR
249 sq.ft. (23.2 sq.m.) approx.

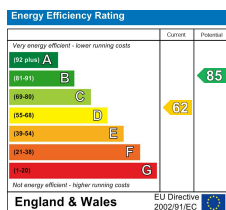


2ND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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Data Protection

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