

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **1 Carleton Village, Penrith, CA11 8TP**



- **Spacious End of Terrace Sandstone Cottage**
- **Within Easy Reach of the Town Centre**
- **Living Room, Dining Room + Kitchen**
- **3 Double Bedrooms + Large Bathroom**
- **Integral Garage/Store with Potential to Convert (subject to PP)**
- **Separate Rear Garden**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. EPC Rate - . Council Tax band - C**

**Price £270,000**

Situated approximately 1/2 a mile from Penrith town centre, on the fringe of Penrith, 1 Carleton Village is a well presented, end terrace cottage, high in character throughout. The property has accommodation comprising: Entrance Hall, Living Room, Dining Room, both with open fire and Kitchen. 3 Double Bedrooms and a Large Bathroom. There is an integral garage/store and a lawned garden area to the rear. The property also benefits from uPVC double glazing and gas central heating.

### **Location**

From the centre of Penrith, head South on King Street and fork left at the traffic lights into Roper Street which becomes Carleton Road. drive to the top of the hill and at the T-junction, turn left on the A686, 1 Carleton Village is 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**

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

### **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

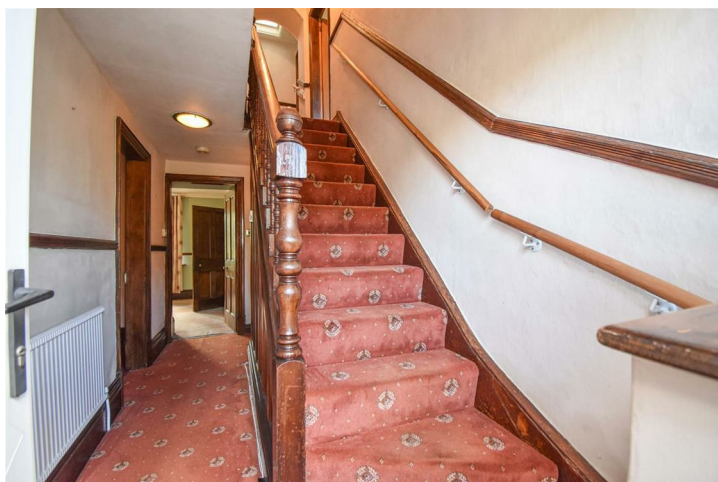
## **ACCOMMODATION**

### **Entrance**

Through a uPVC double glazed door to the;

### **Entrance Hall**

Stairs with polished wood handrail spindles, panelling and open storage below lead to the first floor. There is a double radiator and panelled doors off to the dining room and;



### **Living Room 14'4 x 10'1 (4.37m x 3.07m)**

There is an open fireplace with cast iron grate having tiled insets, a wood surround and slate hearth. To one side of the chimney breast is an arched wall niche with floor cupboard. There is an exposed beam to the ceiling, a double radiator a two panel uPVC double glazed mullion window faces to the front.



### **Dining Room 11'11 x 16'2 (3.63m x 4.93m)**

An open fireplace with a cast iron horseshoe grate is set in a polished wood surround with a tiled hearth and to one side of the chimney breast is a shelved niche. There is a double radiator, a single radiator and a three panel uPVC double glazed mullion window faces to the rear. A panelled door opens to the;



### **Kitchen 12' x 11' 3 max (3.66m x 3.35m 0.91m max)**

Fitted with painted units incorporating a stainless steel single drainer sink and having an electric cooker point and space for three appliances. There is a uPVC double glazed window and composite security door to the rear and an internal door to the garage.



### **Landing**

Having a light chimney and panel doors off



**Bedroom One 14'5 x 12'11 (4.39m x 3.94m)**

There is a shelved cupboard to one wall and a uPVC double glazed mullion window to the front.



**Bedroom Two 14'2 x 8'11 (4.32m x 2.72m)**

With polished pine floorboards, a double radiator and a uPVC double glazed window to the front.



**Bedroom Three 11'11 x 12'2 (3.63m x 3.71m)**

Built-in wardrobes to one wall give hanging and shelf storage and there is a further shelved cupboard with a stripped pine door. There is a single radiator and a uPVC double glazed window to the rear.



### **Bathroom 11'11 x 12'4 max (3.63m x 3.76m max)**

Fitted with a toilet, a wash basin and an enamelled bath in a tiled plinth. A built-in airing cupboard houses the hot water tank and shelves and a wall cupboard houses a Baxi condensing combi boiler providing the hot water and central heating. There is a double radiator, a shaver socket and a uPVC double glazed window to the rear.



### **Outside**

On street parking is available to the roadside and integral to the building is a;

### **Garage/Store Room 14'3 x 9' (4.34m x 2.74m)**

Having been formed from a room in the house, there is an old fireplace to one side. there is an up and over door, light, power point, a window giving some natural light and an internal door opening to the kitchen.

The side of the house is a shared pathway leading to the rear over which the neighbouring properties have a right of access.

To the rear of the house is a separate garden area laid mainly to grass with a mature apple tree and a box hedge to one side.

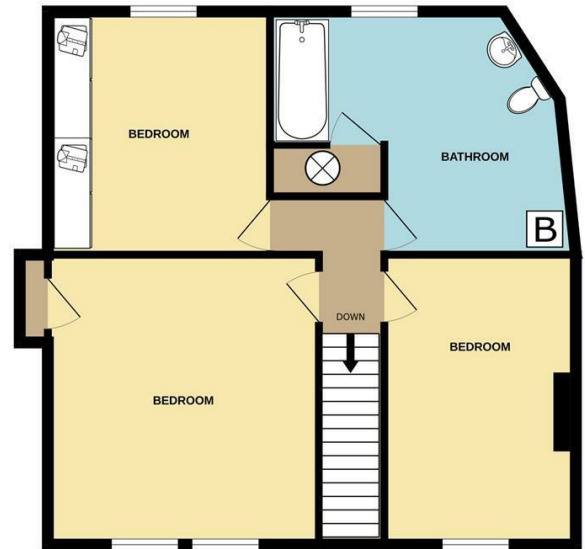


There are two stone outhouses adjoining a neighbouring cottage.

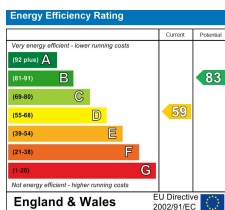
GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2025



Email - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)  
Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

#### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

#### Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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

