

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

5 Hunter Lane, Penrith, CA11 7UY



- **Traditional Sandstone Terraced Town House in Penrith Town Centre**
- **Former House of Multiple Occupancy, Ideal for Rental or as a Family Home**
- **Spacious Accommodation Over Three Floor + Cellar**
- **2 Reception Rooms + Kitchen**
- **5 Bedrooms + First Floor Bathroom**
- **Forecourt Garden + Resident Permit Parking**
- **Tenure - Freehold. Council Tax Band - B. EPC - Rate D**

Price £190,000

Positioned close to Penrith town centre, yet on a quiet side street, 5 Hunter Lane is a handsome, 3 storey sandstone townhouse with spacious accommodation over 3 floors plus a cellar, comprising; Entrance Hall, Living Room, Dining Room, Kitchen to the ground floor. Two Double Bedrooms and a Bathroom to the first floor and 2 Double Bedrooms and a Single Bedroom to the second floor. Outside there is a Forecourt Garden and Resident Permit Parking is available.

This house has been used as a house of multiple occupancy by the current owners for the last two decades and with a nominal cosmetic update could be used as such again. Alternatively, with a degree of updating, this could be a flexible, spacious and characterful family home

Location

Hunter Lane is close to the centre of Penrith and can be found on foot by heading North from the Musgrave Monument, through the narrow section by Arnison's and take the second right into Queen Street. Walk along Queen Street and then turn right into Hunter Lane.

By car, head up Sandgate and turn left at the mini roundabout into Meeting House Lane, then take the second left into Hunter Lane.

The what3words position is; regal.throw.coining

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 B

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC door to the;

Hallway

Stairs lead to the first floor with painted banister and spindles and an open storage area below where there is a wall cupboard housing the electric meter and MCB consumer units. There is a double radiator and fire doors off to the dining room and;

Living Room 12'5 x 10'8 (3.78m x 3.25m)

There is a feature fireplace with marble hearth and back in the painted wood surround with a mirror over and a floor cupboard to one side. The ceiling has original plaster coving and there is a picture rail around the room, a double radiator and a uPVC double glazed window to the front

**Dining Room 10'9 x 12'4 (3.28m x 3.76m)**

There are two niches to one wall, a plate rack around the room a dado rail, a single radiator and open archway leads to the;

**Kitchen 5'6 x 17'11 overall (1.68m x 5.46m overall)**

Fitted with pale wood effect units and a flecked worksurface incorporating a stainless steel single drainer sink with mixer tap. The kitchen is equipped with a built-in electric oven and ceramic hob with cooker hood, plumbing for a washing machine, space for an upright fridge freezer and space for a further under counter appliance. There is a built-in shelf ladder cupboard, a uPVC double glazed window and door to the rear and a door opens to stairs leading down to the;

**Cellar 12'6 x 17 max (3.81m x 5.18m max)**

Having lights and power points.

First Floor - Landing

Stairs lead to the second floor with a cupboard below. There is a double radiator and a roof window providing natural light.

Bedroom One 11'1 x 13'11 (3.38m x 4.24m)

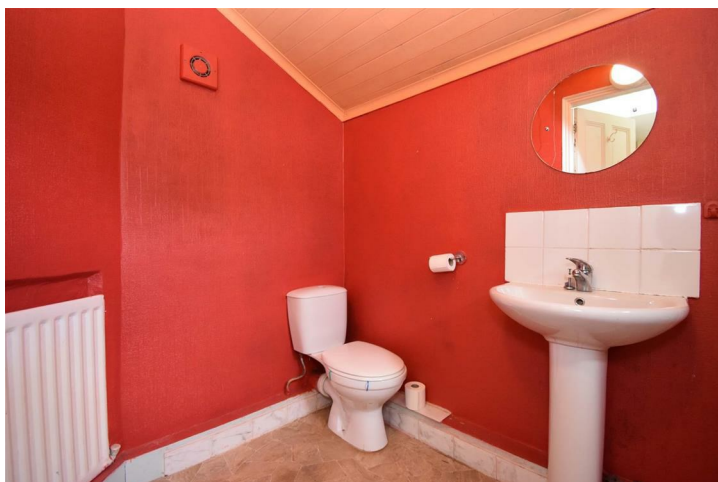
There is a recessed cupboard above the stair head, a single radiator and a wash basin. Two uPVC double glazed windows faced to the front.

**Bedroom Two 12'6 x 9'10 (3.81m x 3.00m)**

Having a recessed wardrobe, a single radiator and a wash basin. There is a uPVC double glazed window to the rear.

**Bathroom 5'10 x 8'11 (1.78m x 2.72m)**

Fitted with a toilet, a wash basin and a shower bath with marine boarding around. The ceiling is panelled and there is a single radiator and a small uPVC double glazed window.



Second Floor - Landing

Bedroom Three 13'6 x 8'5 (4.11m x 2.57m)

Having a single radiator. a wash basin and a uPVC double glazed Dormer window to the front.



Bedroom Four 13'5 x 8'6 (4.09m x 2.59m)

Having a single radiator. a wash basin and a uPVC double glazed Dormer window to the front.



Bedroom Five 7'8 x 11' (2.34m x 3.35m)

Having a single radiator. a wash basin and a uPVC double glazed Velux roof window.



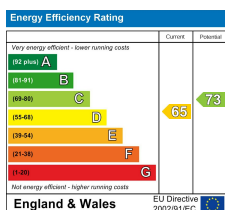
Outside

To the front of the house a forecourt garden to gravel with a low stone wall and iron railings to the roadside. A metal pedestrian gate opens to a sandstone path leading to the front door.





GROSS INTERNAL AREA
TOTAL: 168 m²/1,810 sq ft
BASEMENT: 22 m²/233 sq ft, FLOOR 1: 56 m²/605 sq ft
FLOOR 2: 48 m²/521 sq ft, FLOOR 3: 42 m²/451 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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