

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

White Rose House, Newton Reigny, CA11 0FB



- **Spacious Detached Modern Family Home - Circa 1,830 Sq Ft**
- **Tucked Away in a Popular Village Just 2.5 Miles from Penrith Town Centre**
- **Large Central Hall, Living Room, Dining Room, Dining Kitchen, Utility Room + WC**
- **4 Double Bedrooms with En-Suite and Walk in Wardrobe to the Main + House Bathroom**
- **Off Road Parking For 3 to 4 Cars + Adjoining Double Garage**
- **Manageable Garden to the Side + Rear**
- **uPVC Double Glazing and LPG Central Heating via a Condensing Combi Boiler**
- **Multi Fuel Stove to the Living Room**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

Asking price £475,000

Tucked away in a cul-de-sac position within a delightful village, just 2.5 miles from the centre of Penrith, White Rose House is a spacious, (circa 170 sq m 1,830 sq ft), modern detached home offering flexible accommodation comprising; Central Hall, Living Room, Dining Room, Dining Kitchen, Utility Room, WC, Landing 4 Double Bedrooms with En-Suite and Walk in Wardrobe to the master and there is a House Bathroom. To the front of the house is an Off Road Parking Area for 4 to 5 cars an adjoining Double Garage and there is a manageable Garden to the side and rear. The property also benefits from uPVC Double Glazing, LPG Central Heating via a Worcester Condensing Combi Boiler and a Multi Fuel Stove in the living room.

Location

From the centre of Penrith, head up Castlegate or Brunswick Road and cross over the railway bridge by the roundabout, following the signs for Greystoke. Turn right, just beyond the motorway bridge, following the sign to Newton Reigny. In the village, turn left, White Rose House is about 80m on the left.

Amenities

In the village of Newton Reigny there is a public house. All main facilities are in Penrith, approximately 2.5 miles.

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 and electricity are connected to the property. Heating is LPG via a condensing boiler.

Tenure

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

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 composite double glazed security door with side window to the;



Central Hallway 10'3 x 11'8 (3.12m x 3.56m)

Dog leg stairs with natural wood handrail and spindles rise to the first floor with a store cupboard below. There is a double radiator and doors off to the dining kitchen, the dining room, the WC and the;



Living Room 22'2 x 13'7 (6.76m x 4.14m)

A multi fuel stove is set in a Inglenook with brick back and stone hearth. A uPVC double glazed window faces to the front and a sliding double glazed patio door opens to the rear garden. The flooring is wood laminate and there are two double radiators, a TV point a telephone point and three wall light points.



Office/Dining Room 11'6 x 11'8 (3.51m x 3.56m)

Having laminate flooring, a double radiator and a uPVC double glazed window to the rear.



Kitchen Dining Room 22'2 x 14'7 (6.76m x 4.45m)

Fitted with pine fronted wall and base units and a granite effect worksurface incorporating a stainless steel one and a half bowl, single drainer sink with mixer tap. There is a built-in electric oven and LPG hob with stainless steel cooker hood, an integral dishwasher and spaces for an undercounter fridge and freezer. The ceiling has recessed downlights, the floor is ceramic tiled and there is a double radiator. A uPVC double glazed window faces to the rear, double glazed patio doors open to the side and a door leads to the;



Utility Room 5'1 x 17'6 (1.55m x 5.33m)

Along one side is a wood effect worksurface incorporating a stainless steel 1 1/2 single drainer sink with mixer tap and tiled splashback. Below the work surface is plumbing for a washing machine and space for a tumble dryer. A wall mounted Worcester LPG condensing combi boiler provides the hot water and 2 zone central heating. The flooring is laminate, there is a double radiator, a uPVC double glazed window to one side and composite security door to the outside.

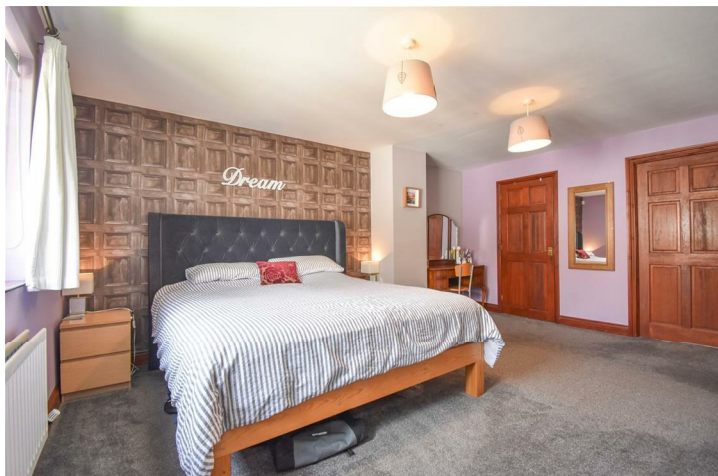


First Floor-landing

uPVC double glazed window to the half landing gives natural light. There is a double radiator and a recessed airing cupboard with a radiator and shelves.

Bedroom One 16'8 x 13'9 (5.08m x 4.19m)

Having a TV aerial point, a telephone point, a double radiator and a uPVC double glazed window to the rear. Doors lead off to a walk in wardrobe and;



En-suite 6'2 x 5'2 (1.88m x 1.57m)

Fitted with a contemporary toilet, a wash basin with drawers below and a shower enclosure with a mains fed shower and being tiled to two sides. There is a single radiator, an extractor fan and a uPVC double glazed window to the front.



Walk In Wardrobe 5'2 x 7'2 (1.57m x 2.18m)

With hanging rails to two sides, a double radiator and a uPVC double glazed window to the front.

Bedroom Two 12'3 x 12'7 (3.73m x 3.84m)

There is a TV aerial point, a double radiator and a uPVC double glazed window to the rear.

**Bedroom Three 12'3 x 13'9 (3.73m x 4.19m)**

A ceiling trap with drop-down ladder gives access to the roof space. There is a double radiator and uPVC double glazed windows to two sides, one giving an open view across the surrounding countryside.

**Bedroom Four 9'6 x 10'3 (2.90m x 3.12m)**

Having a double radiator and a uPVC double glazed window to the front.



Bathroom 6' x 11'7 (1.83m x 3.53m)

Fitted with a toilet, a wash basin and a corner bath with a Mira mains fed shower over and tiles to two sides. There is a single radiator, an extractor fan and a uPVC double glazed window to the front.



Outside

The forecourt is block paved giving off-road parking for four to five cars and access to the;



Double Garage 18'x 18' (5.49mx 5.49m)

Having an up and over vehicle door, lights and power points. To one corner is a built-in workbench and steps up to a loft store area. A door opens to outside

A path to each side of the house leads to the garden.

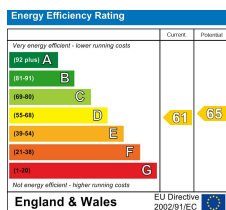
There are outside lights and water taps to the front and rear.

The garden is laid mainly to grass with a flagged seating area and there is a large open canopy by the kitchen patio door.





GROSS INTERNAL AREA
TOTAL: 184 m²/1,978 sq ft
FLOOR 1: 98 m²/1,053 sq ft FLOOR 2: 86 m²/925 sq ft
EXCLUDED AREAS: GARAGE: 33 m²/359 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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