



7 Beacon Close, Penrith – CA11 8QH

Guide Price £565,000

PFK



## 7 Beacon Close

Penrith CA11 8QH

Located in an elevated position, this impressive detached property offers panoramic views over the town and towards the iconic Lakeland Fells. Never before on the market, the home has been lovingly owned by the same family since its construction, making it a rare and unique opportunity.

The property boasts four generously sized double bedrooms, providing ample space for family living, three bathrooms, a shower room and sauna. There are two inviting reception rooms, perfect for both relaxing and entertaining, as well as a large dining kitchen ideal for family meals and gatherings. The integral double garage provides space and storage and all with wrap around stunning gardens.

A standout feature of the property is the balcony, which offers breathtaking views of the surrounding landscape, creating an idyllic spot to unwind while enjoying the stunning natural scenery.

With its spacious interior and exceptional location, this home combines comfort and convenience in a popular area, close to the town centre and all local amenities. Viewing highly recommended.

Council Tax band: G

Tenure: Freehold





## 7 Beacon Close

Penrith CA11 8QH

- Impressive Detached House
- 4 double bedrooms, 3 with ensuite
- 2 reception rooms
- Balcony with stunning views
- Double garage & ample parking
- Wraparound gardens
- EPC rating C







## ACCOMMODATION

### Entrance Hall

7' 7" x 27' 0" (2.32m x 8.24m)

Accessed via a covered entrance porch and a part glazed front door with obscured glazed side panels. A bright hallway with decorative coving, dado rail and wall mounted lighting, stairs to first floor with understairs storage cupboard, wood flooring, radiator, and doors to the ground floor rooms.

### Bedroom 4

11' 11" x 21' 3" (3.62m x 6.47m)

A spacious bright bedroom with triple aspect windows, two radiators and door to the ensuite bathroom.

### Ensuite Bathroom - Bedroom 4

11' 10" x 6' 6" (3.61m x 1.98m)

Fitted with a four piece suite comprising bath with mains shower over, bidet, WC and pedestal wash hand basin with wall mounted mirror over. Part tiled walls, radiator and side aspect window.

### Cloakroom/WC

5' 3" x 3' 4" (1.60m x 1.01m)

Fitted with WC and wash hand basin with tiled splashback and wall mounted mirror over, wall mounted shelving, radiator and extractor fan.

### Cellar Area

9' 7" x 4' 2" (2.92m x 1.28m)

With good storage space.







## FIRST FLOOR LANDING

A spacious landing with stairs leading up to the second floor, decorative coving and wall mounted lighting, two radiators, doors giving access to the first floor rooms and part glazed UPVC door out to the rear.

## Kitchen

12' 4" x 22' 0" (3.77m x 6.70m)

A large, open plan room with patio doors out on to the balcony. The kitchen area is fitted with an excellent range of wood wall, base and glass fronted display units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include countertop mounted ceramic hob with extractor over, eye level oven and microwave, dishwasher, deep fat fryer and fridge freezer. Decorative coving, recessed ceiling spotlights and rear aspect window overlooking the garden. The dining area has decorative coving, ample space for a large dining table with downlighter over, radiator, double doors into the main living room and patio doors out to the balcony.

## Balcony Area

11' 11" x 9' 0" (3.64m x 2.74m)

Impressive balcony with tiled flooring. Outside light. Ideal to sit out and relax, and enjoy superb views over the town towards the Lakeland fells.

## Main Living Room

16' 9" x 12' 2" (5.10m x 3.71m)

A generous and bright reception room with gas fire in an attractive feature fireplace with wood surround, decorative tiled inset and hearth. Decorative coving, radiator and large front aspect picture window with additional smaller window, both enjoying views over the town towards the Lake District fells.







### **Laundry Room**

5' 11" x 8' 8" (1.81m x 2.65m)

With sink and drainer unit with storage cupboards below, plumbing for washing machine and wall mounted shelving.

### **Second Reception Room**

12' 0" x 16' 3" (3.66m x 4.95m)

A bright front aspect reception room with large window enjoying views over the town towards the Lake District fells. With decorative coving, radiator and gas fire in an attractive feature fireplace with wood surround and decorative tiled inset and hearth.

### **Bedroom 3**

14' 5" x 12' 1" (4.39m x 3.68m)

A generous rear aspect double bedroom with radiator and door to the ensuite bathroom.

### **Ensuite Bathroom - Bedroom 3**

9' 7" x 7' 9" (2.91m x 2.35m)

Fitted with a five piece suite comprising bath, WC, bidet, pedestal wash hand basin and shower cubicle with mains shower. Decorative coving and tiled walls, radiator and twin obscured rear aspect windows.







## SECOND FLOOR LANDING

With large, walk in airing cupboard ideal for storage, and doors giving access to the rooms on the second floor.

### Principal Bedroom

14' 8" x 18' 8" (4.47m x 5.69m)

A large front aspect double bedroom enjoying views over the town towards the Lakeland fells. With built in wardrobes and dressing table unit with drawers, radiator, door to a further built in wardrobe, and door into the ensuite bathroom.

### Ensuite Bathroom - Principal Bedroom

16' 9" x 6' 10" (5.11m x 2.09m)

Fitted with a four piece suite comprising bath, WC, bidet, and large vanity unit with twin wash hand basins and mirror over. Part tiled walls, extractor fan, radiator, spotlighting and obscured rear aspect window.

### Sauna/Shower Room

With two person sauna and panelled shower cubicle with mains shower.

### Bedroom 2

13' 2" x 17' 7" (4.02m x 5.37m)

A large double bedroom with under eaves storage, radiator and rear aspect window.

### Garage

20' 10" x 29' 0" (6.35m x 8.84m)

Integral double garage with electric up and over doors, power and lighting, work benches and ample storage space with cupboards.





## ADDITIONAL INFORMATION

### Directions

Proceed north from Penrith town centre on Scotland Road towards the A6 and turn right onto Salkeld Road. Take the first right hand turn into Monnington Way, continue along this road and take the first left hand turn into Beacon Close where the property can be found on your left hand side.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.







## GARDEN

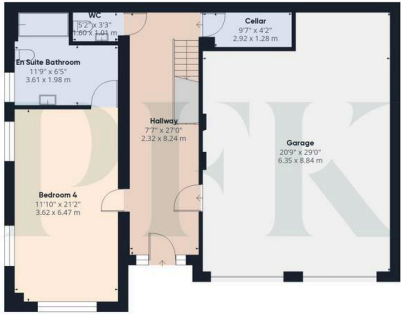
The property enjoys large, attractive wraparound gardens with ample parking to the front for several vehicles and driveway to the rear of the property. Security Lights. There are a mix of lawned and paved areas with shrub and lavender borders, mature trees and decorative chipped areas with pots. To the rear, there are lawns with floral borders and a wonderful, circular flagged patio area, ideal for sitting out and relaxing.

### Off street

Offstreet parking for several vehicles to the front of the property.



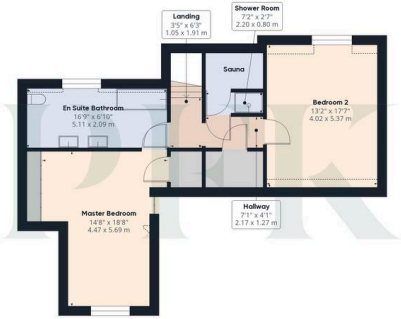




Floor 0



Floor 1



Floor 2

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Approximate total area<sup>(1)</sup>

3054.89 ft<sup>2</sup>  
283.81 m<sup>2</sup>

Balconies and terraces

106.67 ft<sup>2</sup>  
9.91 m<sup>2</sup>

Reduced headroom

27.28 ft<sup>2</sup>  
2.53 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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