



Fairway, Arthur Street, Penrith, CA11 7TX

Guide Price £575,000

PFK



## The Property:

Spacious detached house set within a highly sought after conservation area near Penrith town centre. This impressive residence offers a rare opportunity to acquire a spacious and well appointed family home in a prestigious location.

Boasting four double bedrooms, the property provides ample and versatile living accommodation. The ground floor features a welcoming living room, dining room, large conservatory and a flexible sitting room or home office. The well equipped dining kitchen, utility room, and ground floor WC further enhance the practicality of the layout.

Approached via a private driveway offering generous off street parking, the property benefits from a substantial double/triple garage (measuring approximately 9.39m x 5.59m at maximum) ideal for car enthusiasts, additional storage or potential accommodation subject to necessary planning permission.

The wraparound gardens are a particular highlight, extending to both sides of the driveway and to the front and rear of the property. They include lawned areas, mature trees, established shrubs, and attractive tiered and terraced sections offering space to enjoy outdoor living.







## The Location:

Situated close to Penrith town centre, this property enjoys a lovely setting with excellent access to local amenities. It's within walking distance of the town's shops, cafes, and leisure facilities as well as highly regarded schools such as Queen Elizabeth Grammar School (QEGS) and Ullswater Community College. The Lake District National Park is just a short drive away and excellent transport links via the M6 and Penrith's West Coast Main Line station make commuting straightforward.

### Directions

Fairway can be located using the postcode CA11 7TX and identified by a PFK For Sale board.

Alternatively by using What3Words:  
///requiring.wished.solids



**Council Tax band: E**

**Tenure: Freehold**

**EPC rating E**



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

#### Cloakroom/WC

#### Living Room

17' 11" x 14' 6" (5.45m x 4.43m)

#### Dining Room

10' 8" x 12' 5" (3.24m x 3.78m)

#### Conservatory

23' 9" x 7' 10" (7.24m x 2.40m)

#### Sitting Room/Office

7' 9" x 10' 9" (2.35m x 3.28m)

#### Dining Kitchen

21' 2" x 9' 11" (6.44m x 3.02m)

#### Utility Room

14' 4" x 8' 9" (4.36m x 2.66m)

### First Floor

#### Half Landing

#### Landing

#### Bedroom 1

16' 11" x 12' 7" (5.15m x 3.84m)

#### Bedroom 2

10' 5" x 11' 10" (3.18m x 3.60m)

#### Bedroom 3

9' 11" x 9' 11" (3.02m x 3.01m)

#### Bedroom 4

10' 11" x 10' 9" (3.32m x 3.27m)

#### Bathroom

6' 8" x 8' 4" (2.03m x 2.53m)







#### External:

**Gardens** wrap around the property, extending to both sides of the expansive driveway, as well as to the front and rear. Beautifully landscaped, they offer a mix of lawned areas, mature trees, established shrubs and tiered/terraced sections. The side and rear gardens also enjoy the addition of a greenhouse, shed and pond.

**Driveway:** An expansive driveway provides ample off road parking and features a tree lined approach leading to the property and the double/triple garage.

**Garage:** 9.39m x 5.59m (maximum) Approached from the driveway through a timber entrance door the garage provides power and light.

#### ADDITIONAL INFORMATION

**Services :** Mains electricity, water, drainage and warm air heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

#### 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 2024 was £221.00; 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.







Floor 0

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

2392 ft<sup>2</sup>

222.3 m<sup>2</sup>

Reduced headroom

1 ft<sup>2</sup>

0.1 m<sup>2</sup>



Floor 1

(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



# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England, Scotland & Wales**

EU Directive  
2002/91/EC







## PFK Estate Agents

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