



22 Wordsworth Street, Penrith, CA11 7QY

Guide Price £495,000

PFK

22 Wordsworth Street

The Property

Introducing an exceptional offering in the heart of Penrith's sought after New Streets Conservation Area. This exquisite 5 bed traditional semi-detached townhouse exudes character and charm. Boasting a seamless blend of period features and contemporary elements, this property presents a unique opportunity for discerning buyers seeking a home of comfort and distinction.

Set over four floors, the accommodation is both spacious and versatile, providing ample space and serving well the ever changing demands of modern family living. The property has been meticulously maintained and is beautifully presented, with each room offering a delightful combination of elegance and practicality.

The fabulous principal suite on the second floor is a true highlight, providing a tranquil retreat with ample space to unwind and includes a dressing area, with bespoke fitted open fronted wardrobes, drawers and dressing table. Furthermore, a luxurious 4 piece ensuite completes this delightful room. With four additional well proportioned bedrooms, one with an additional ensuite, this home offers flexibility for a growing family or those in need of extra space for guests, home offices or hobby rooms.



22 Wordsworth Street

The Property Continued

The attractive rear garden adds to the allure of this property, featuring a garden room adjoining an undercover entertaining area, complete with electric points, and a good sized decking space, complemented by established flower beds, patio and a low maintenance gravelled area. Perfect for alfresco dining or relaxing in the sun; this attractive garden is sure to be enjoyed by all.

In addition to its charming features and desirable location, this property benefits from close proximity to a range of local amenities, including shops, schools, and transport links. Residents will find themselves well connected to Penrith's vibrant town centre and the surrounding areas, making everyday life both convenient and enjoyable.

In conclusion, this 5 bed character property stands as a testament to the timeless allure of traditional architecture and modern living. With its prime location, well maintained interiors and outdoor space, this townhouse encapsulates the very essence of refined living in an active community. A rare opportunity awaits for those seeking a home that balances heritage, bespoke fixtures that complement the character with a nod to contemporary comforts.





The Location & Directions

Penrith town centre caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, castle and park and a good selection of sports/leisure facilities. For those wishing to commute The A66, A6 & M6 trunk roads are all easily accessible and there are bus and a main line railway station in the town. The Lake District National Park lies is also within easy reach.

Directions

What3Words - [///crypt.magazines.bedrock](https://www.what3words.com/#!/crypt.magazines.bedrock) From the town centre proceed to Sandgate and, at the dual mini-roundabout at the top, turn left along Meeting House Lane. At the next mini-roundabout, take the third exit onto Wordsworth Street and the property is on the left hand side, around a third of the way up.



- **Council Tax: Band D**
- **Tenure: Freehold**
- **EPC rating TBC**

ACCOMMODATION

Vestibule

Accessed via a wooden door and with a useful cloaks area and cupboard housing the consumer unit. Wood flooring with inset coir matting and beautiful wooden door with decorative glass panels leading into the delightful hallway.

Hallway

A welcoming entrance hall displaying an array of original traditional features, including ornate cornicing and archway, decorative panelling and wood flooring. The beautiful stripped wooden doors lead to the living room, sitting room, cellar/family room, WC, understairs cupboard and kitchen/dining room with a staircase leading to the first floor accommodation.

Living Room

13' 6" x 14' 7" (4.11m x 4.44m)

With delightful bay window, this bright, front aspect living room also benefits from a beautiful ceiling rose, cornicing and picture rails, attractive open fire, set within a marble surround, with tiled hearth and low level fender. Wood flooring.

Sitting Room

13' 5" x 12' 0" (4.09m x 3.66m)

Positioned to the rear of the property and benefitting from patio doors leading out to the rear garden, this versatile room enjoys stylish bespoke fitted cabinetry, wood flooring and a wonderful exposed fireplace which houses a multifuel stove. A recess to one side of the fireplace, complete with fitted cupboard offers additional storage.

WC

Fitted with WC and wash hand basin set on a vanity unit with tiled splash backs. Obscured glazed side aspect window and tiled flooring.



Kitchen/Dining Room

20' 8" x 10' 0" (6.31m x 3.05m)

A most delightful room, one which is certainly the heart of the home. Fitted with a bespoke kitchen, comprising a range of wall and base units along with open shelving and plate storage, this beautiful and bright kitchen enjoys integrated facilities including dishwasher, bin store and offers space to accommodate an American style fridge freezer and Rangemaster cooker, with extractor fan above. A Belfast sink sits beneath the side aspect window, with drainer integrated into the stone worktop and mixer taps fitted, incorporating an instant hot water tap. The stone worktops and upstands complement the units and ample sockets offer a degree of convenience. The dining area is well placed to entertain guests or enjoy those family moments, with space for a good sized dining table, patio doors and a further fully glazed door leading out to the rear garden. A useful shelved pantry cupboard is a lovely traditional element in a contemporary setting. Tiled flooring with underfloor heating.

Cellar/Entertainment Room

9' 1" x 14' 1" (2.78m x 4.30m)

Accessed via stone steps and offering excellent storage, this versatile room has previously been used as an entertainment room. With bay window and carpeted flooring.

FIRST FLOOR LANDING

Stairs lead to the first floor landing with carpet runner fitted. The split level landing provides access to the front and rear of the property with a bathroom and bedroom 4 off the rear landing and bedroom 2, 3 and 5 off the front landing. Stairs to the second floor lead from the front landing.



Bathroom

9' 11" x 6' 5" (3.03m x 1.95m)

Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit and bath with mains shower over, tiled surround and fitted shower screen. Wall mounted boiler, radiator and obscured glazed side aspect window.

Bedroom 4

10' 5" x 10' 10" (3.18m x 3.29m)

A rear aspect double room with window and carpeted flooring.

Bedroom 3

13' 11" x 8' 9" (4.25m x 2.66m)

An attractive rear aspect double room with window, wooden flooring and frosted glass sliding door into the ensuite.

Ensuite - Bedroom 3

Comprising a three piece suite including fully tiled shower cubicle with rainfall shower, wash hand basin set on a vanity unit and WC. Open shelving and tiled flooring.

Bedroom 2

13' 8" x 12' 7" (4.16m x 3.83m)

A front aspect double room with slim cupboard and wooden flooring.

Bedroom 5/Snug

9' 9" x 6' 8" (2.96m x 2.02m)

Front aspect single room, currently a welcoming snug. Carpeted.



Bedroom 1 - Principal Suite

11' 3" x 19' 7" (3.43m x 5.97m)

A wonderful principal suite comprising a generous double bedroom, dressing area and ensuite. Velux and dual aspect windows allow light to stream in and a sliding door leads into the ensuite.

Bedroom 1 - Dressing Area

16' 10" x 9' 4" (5.14m x 2.85m)

Bespoke fitted drawers are to one side of this lovely space, with open shelving and hanging space to the other. This is complemented by a fitted dressing table and well placed lighting. (please note measurements are approximate)

Bedroom 1 - Ensuite

Fitted with a beautiful four piece suite comprising WC, wash hand basin set on a vanity unit, fully tiled shower cubicle with mains shower, and freestanding, claw-footed slipper bath with centrally placed mixer taps and hand held shower attachment. Heated towel rail and extractor fan fitted.





EXTERNALLY

Front Garden

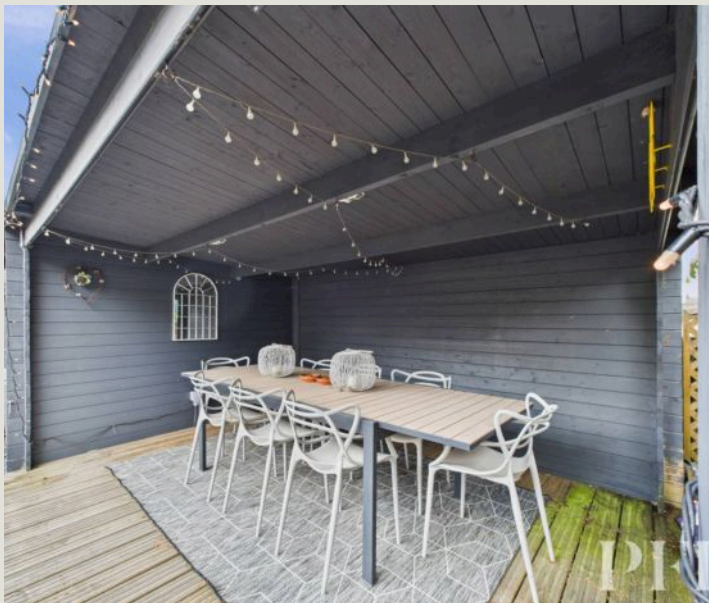
An attractive facade greets you at this property, with sandstone flags leading to the front door and with low level wall to the front and side. A gravelled area offers a low maintenance frontage with established Acer tree affording a degree of privacy. A further pathway leads to a side gate which grants pedestrian access around to the side and rear.

Rear Garden

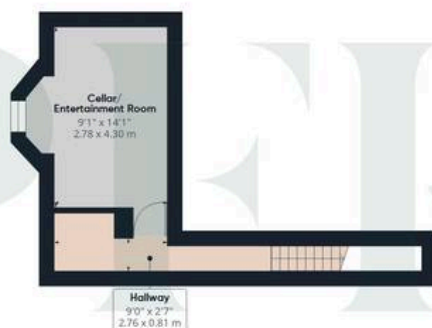
A deceptively generous garden comprising various seating areas and offering ample space for families and for entertaining. With an attractive flower bed providing a burst of colour and a privately appointed flagged patio, the garden is relatively low maintenance due to the addition of the decking and erection of a useful summer house and adjoining undercover seating area, complete with a couple of power points. An outside tap also provides a degree of convenience.

ON STREET

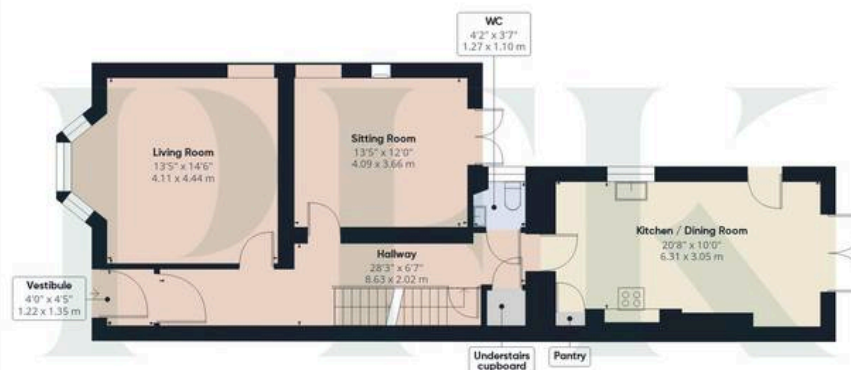
On street permit parking.







Floor -1



Floor 0

Approximate total area⁽¹⁾

2171 ft²

201.8 m²

Reduced headroom

79 ft²

7.3 m²



Floor 1



Floor 2

(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.

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ADDITIONAL INFORMATION

Services

Mains gas, electricity, water & drainage. Gas central heating and double glazed windows installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. PLEASE NOTE - We would advise all prospective buyers to check through their Solicitor that all appropriate paperwork is in place in relation to building regulations and planning regulations regarding any changes made to the property.

Referral & Other Payments

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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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