



4 Arthur Terrace, Penrith, CA11 7QS

Guide Price **£199,000**

PFK

4 Arthur Terrace

The property:

Full of quirky details, clever use of space, brimming with personality and packed with charm, this beautifully presented sandstone terrace offers the perfect first step onto the property ladder.

Set just a short stroll from the heart of Penrith town centre, 4 Arthur Terrace blends period character with a warm and welcoming, homely feel throughout.

A pretty walled forecourt garden is the first thing you see, exuding kerb appeal, and once behind the stylish, brightly painted front door the home continues with great first impressions, opening into a bright living which leads to an inner hallway, with a handy understairs cupboard and then on into the delightful dining kitchen. A warm, practical space with doors to both the first floor and a utility room to the rear.

Upstairs, the first floor landing gives access to a generously sized front double bedroom, before stepping up to a characterful upper landing leading to a stylish shower room with bold, funky tiling, and a second bedroom to the rear with built-in storage.

The real surprise lies outside: a whimsical two tiered 'yarden', full of rustic charm, offering a tranquil outdoor space that's perfect for pottering, relaxing or entertaining under the festoon lighting.





Penrith

The location:

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 stations in the town. The Lake District National Park lies is also within easy reach.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

Directions

4 Arthur Terrace, Penrith can be located using the postcode CA11 7QS. Alternatively by using What3Words: [///create.oxidation.rocks](#)



ACCOMMODATION

Entrance

Living Room

13' 1" x 12' 1" (3.98m x 3.69m)

Inner Hall

With understairs storage, opening to;

Dining / Kitchen

10' 6" x 9' 9" (3.20m x 2.97m)

Utility Room

5' 2" x 4' 1" (1.57m x 1.24m)

FIRST FLOOR

Landing

Bedroom 1

12' 0" x 12' 0" (3.66m x 3.65m)

Upper Landing

Shower Room

Bedroom 2

9' 8" x 6' 0" (2.94m x 1.84m)

EXTERNALLY

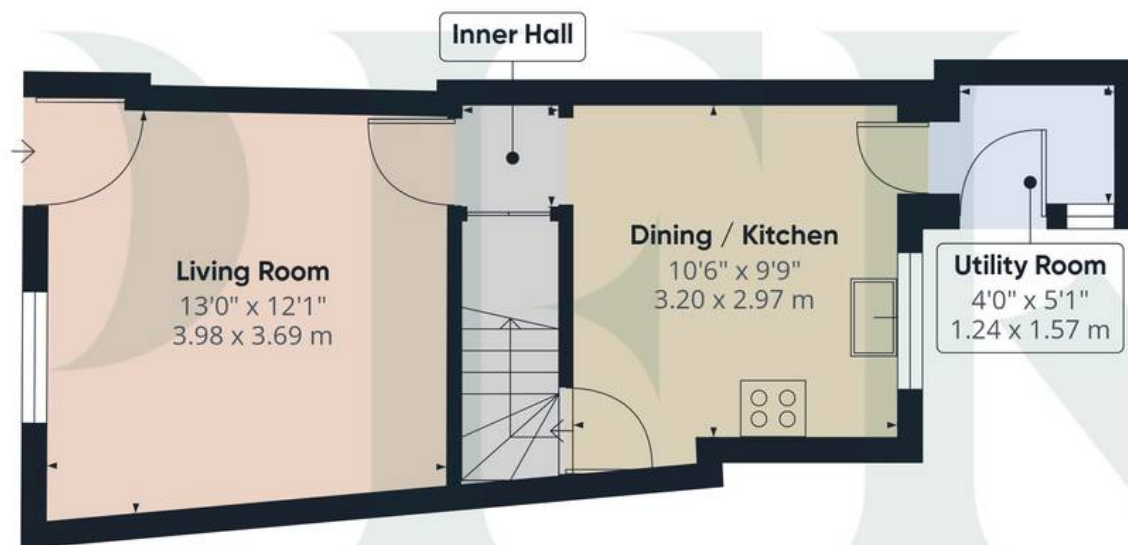
Front forecourt walled garden, with a shared gated access with next door.

The rear 'yarden' is a lovely split level space, with an outhouse storage area and gated access with a pedestrian right of way over the neighbouring yard, for bins etc.

PARKING

Parking permits issued by the local council for residents, allowing on street parking in set zones.

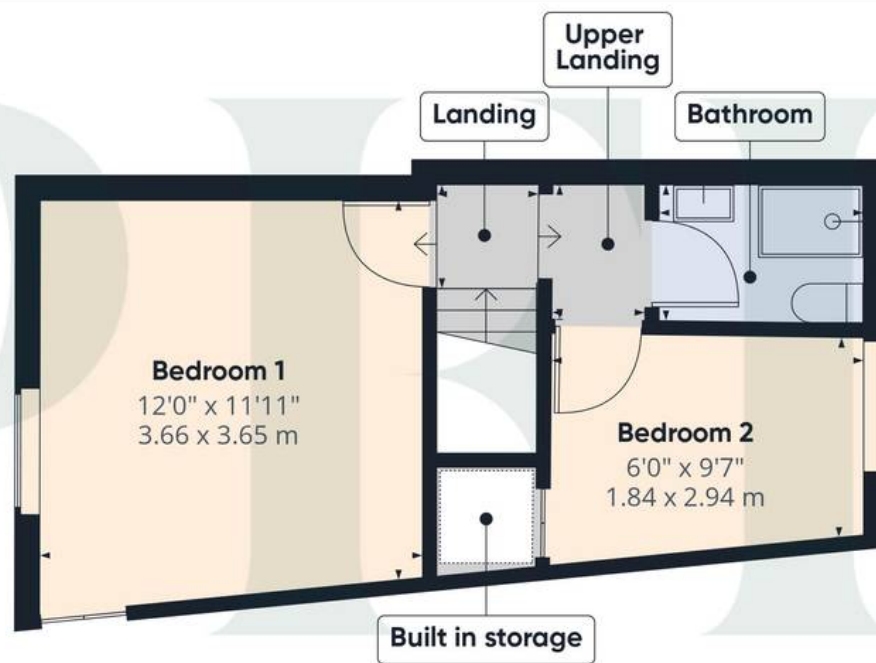




Approximate total area⁽¹⁾

599 ft²

55.6 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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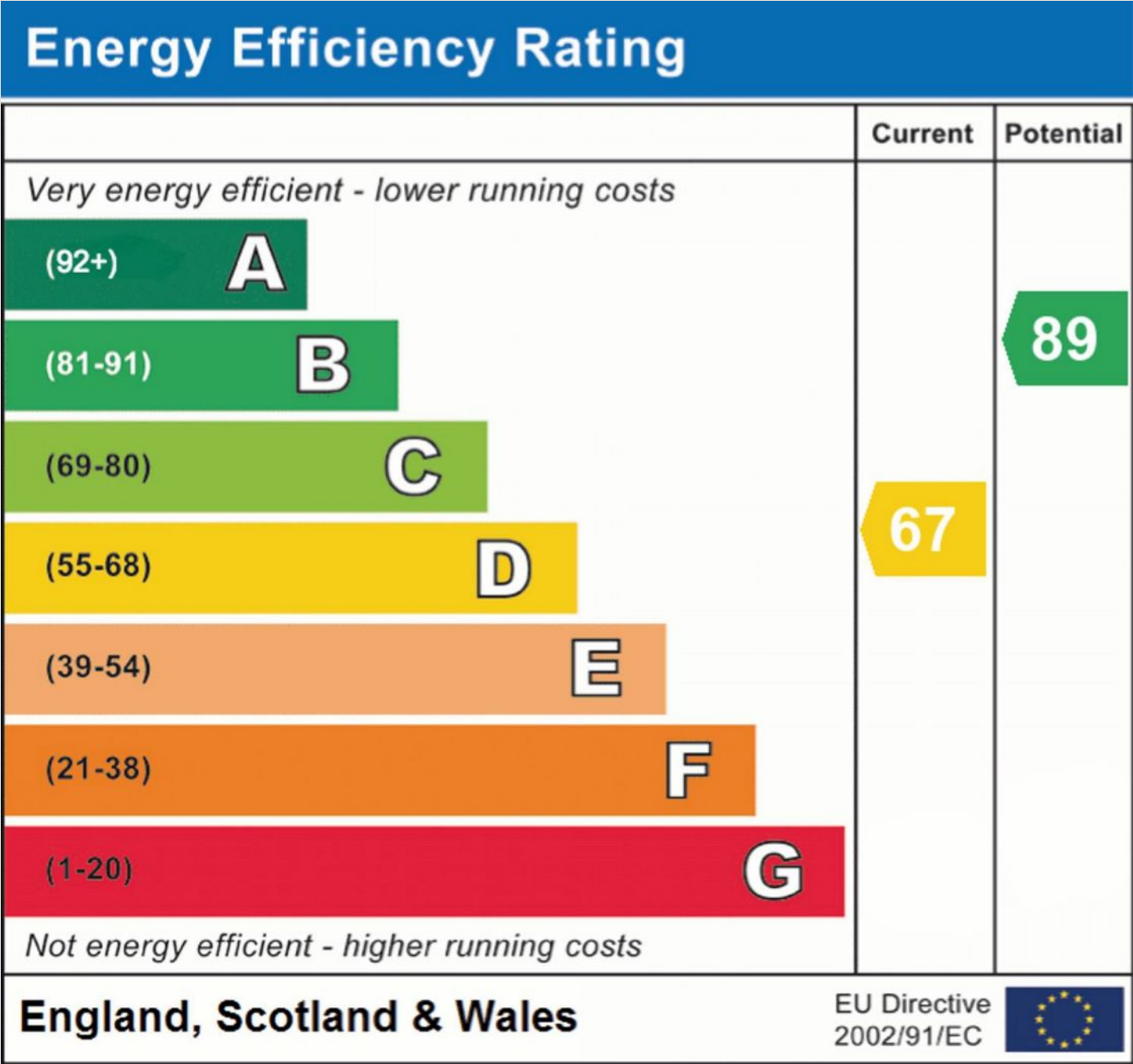
ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. 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.

Referrals & 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 : Naphthens 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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