



14 Monnington Way, Penrith, CA11 8QJ.

Guide Price £425,000

PFK

14 Monnington Way

The Property:

Formerly the vicarage, this four bedroom detached home offers spacious and versatile accommodation, ideal for family living or those seeking additional home office space or perhaps alternate accommodation for a relative.

The ground floor features two offices along with a cloakroom/WC. The staircase leads you to a bright lounge/dining room enjoying pleasant elevated views across the rooftops to the front and there is a fitted kitchen.

The large main bedroom overlooks the rear garden and benefits from a walk-in wardrobe and en suite bathroom. There are two further double bedrooms, a single fourth bedroom and a shower room completing the accommodation.

Outside, there is parking to the front leading to the garage, with paved/garden areas to both sides and an extensive lawned rear garden featuring stocked borders. From one side, there are delightful views across the rooftops, adding to the setting of the property.





14 Monnington Way

Location & directions:

14 Monnington Way offers a well situated detached property within Penrith. Predominantly a residential setting with good access to the town centre, rail links, schools and amenities. The area is established and conveniently placed for the surrounding countryside and Lake District National park.

Directions

14 Monnington Way, Penrith can be located using the postcode CA11 8QJ. Alternatively by using What3Words: [///brotherly.weekends.historic](https://www.what3words.com/#!/brotherly.weekends.historic)

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.

- Council Tax band: D
- Tenure: Freehold
- EPC rating D



ACCOMMODATION

Ground Floor Entrance Hall

Office 1

11'5" x 15'6" (3.49m x 4.73m)

WC

Office 2

8'9" x 19'7" (2.69m x 5.98m)

First Floor Landing

Lounge/Dining Room

24'0" x 15'9" (7.32m x 4.82m)

Kitchen

8'10" x 11'8" (2.70m x 3.57m)

Bedroom 1

12'11" x 13'7" (3.94m x 4.14m)

En Suite Bathroom

6'10" x 10'0" (2.10m x 3.05m)

Bedroom 2

10'8" x 14'11" (3.27m x 4.56m)

Bedroom 3

9'3" x 11'8" (2.84m x 3.58m)

Bedroom 4

10'7" x 7'10" (3.24m x 2.41m)

Shower Room

7'9" x 8'8" (2.38m x 2.66m)





OUTSIDE

Garden: Pathway to the right hand side of the property leads to the extensive lawned rear garden with stocked areas. To the left hand side of the property is a flagged/stocked garden area with views across roof tops towards the fells and also leading to the large rear lawned garden area.

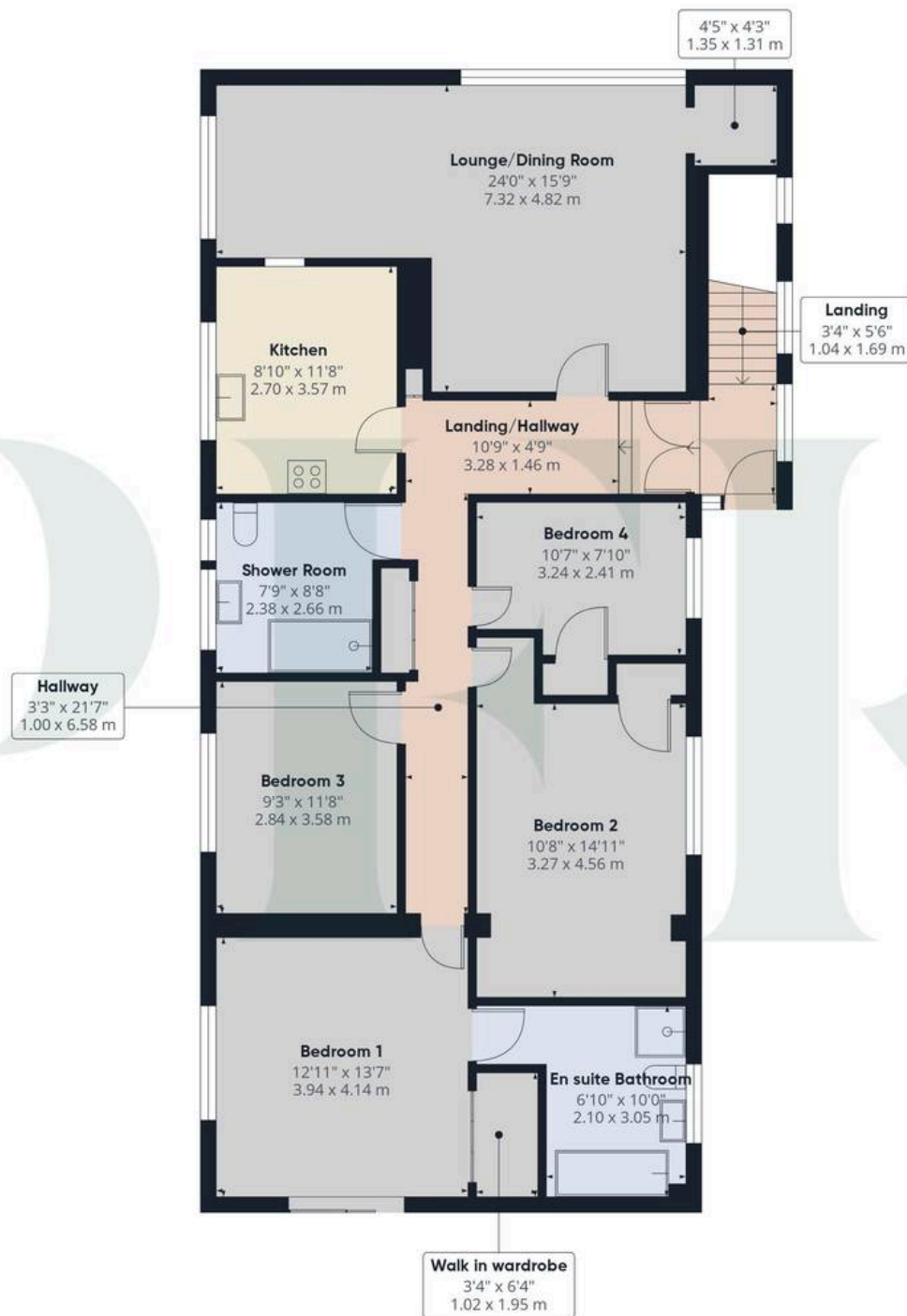
Driveway: Providing off street parking and leading to: **Garage**

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 : 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.







Floor 1

Approximate total area⁽¹⁾

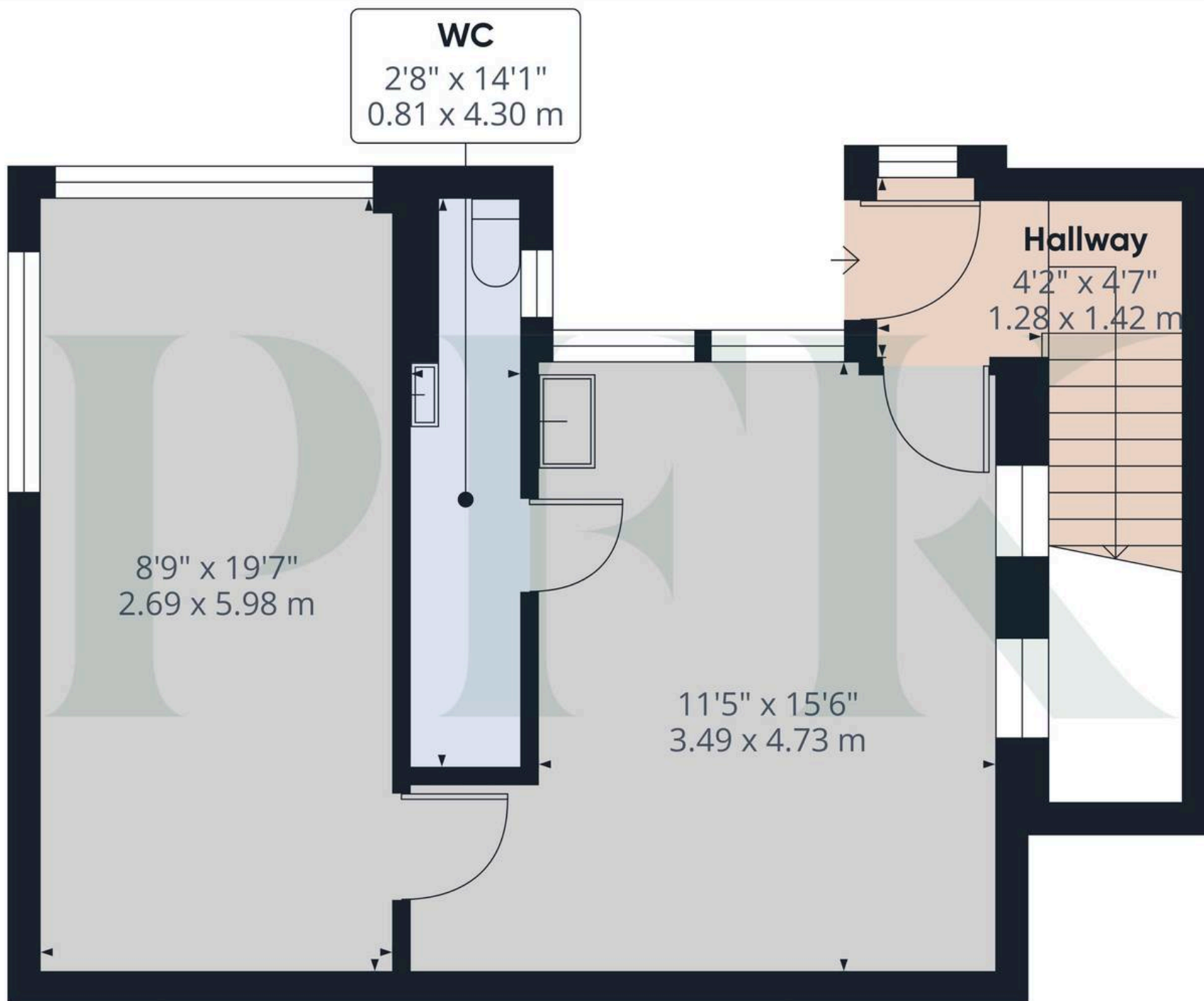
1340 ft²

124.4 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.

GIRAFFE360



Approximate total area⁽¹⁾

480 ft²

44.5 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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