



**Pinfold, Nicholson Lane, Penrith, CA11 7UL.**

**Guide Price £1,250,000**

**PFK**

## Pinfold, Nicholson Lane

Penrith, Penrith

Situated on the desirable Nicholson Lane, just off Beacon Edge in one of Penrith's most sought-after residential areas, this beautifully presented four bedroom family home offers both space and versatility in an exceptional setting. The standout master suite features a generous dressing and sitting area that flows seamlessly into the bedroom and provides direct access to a well-appointed en suite, creating a private and luxurious retreat. The ground floor is equally impressive, offering three well proportioned reception rooms a modern fitted kitchen designed for both functionality and style and a convenient cloakroom/WC. A side hall with utility space provides access to both the front and rear of the property, as well as internal entry to the garage.

Occupying a substantial elevated plot, the property enjoys breathtaking views towards the Lake District mountains, an outlook that truly defines the home. The gardens wrap around the property and are predominantly laid to lawn, complemented by mature hedging, trees and well stocked flowering borders. Multiple seating areas provide ideal spaces for relaxation and outdoor entertaining, while the generous frontage further enhances the home's sense of privacy and scale.





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Penrith, Penrith

In addition to its immediate appeal, the property offers exciting future potential. Subject to the necessary planning permissions, there is scope to develop part of the rear garden, with side access lending itself to the creation of a separate driveway. This opens up the possibility of additional dwellings while still retaining a substantial garden for the main house. Having been held off the market for many years, this is a rare opportunity to acquire an elegant home with unique surroundings, perfect for those seeking a lifestyle property or a project with development potential.

Nicholson Lane is a conveniently located and situated within a much sought after area, close to the town centre of Penrith. Penrith offers an excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

- Tenure: Freehold
- EPC Energy Efficiency Rating: TBA
- Council Tax band: F



**Entrance Hall**

5' 1" x 18' 3" (1.54m x 5.55m)

**Living Room**

17' 4" x 19' 9" (5.29m x 6.03m)

**Living Room**

10' 3" x 17' 4" (3.13m x 5.28m)

**Dining Room**

11' 10" x 15' 4" (3.61m x 4.68m)

**Kitchen**

11' 6" x 13' 3" (3.50m x 4.04m)

**Inner Hall**

8' 11" x 9' 3" (2.72m x 2.81m)

**Storage**

7' 1" x 5' 8" (2.15m x 1.72m)

**First Floor**

**Landing**

**Master Bedroom Suite**

**Dressing Room**

7' 4" x 13' 1" (2.23m x 4.00m)

**Bedroom 1**

10' 1" x 10' 2" (3.08m x 3.09m)

**En Suite**

10' 2" x 6' 9" (3.11m x 2.05m)

**Bedroom 2**

9' 9" x 15' 4" (2.98m x 4.67m)

**Bedroom 3**

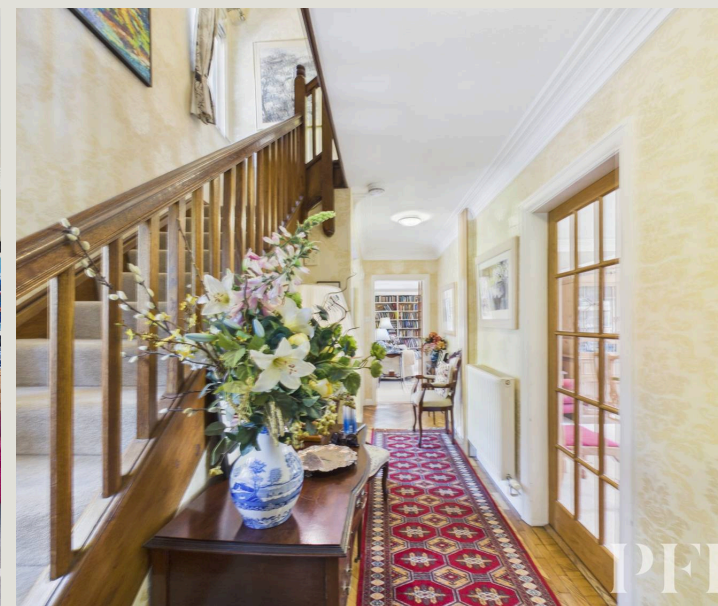
11' 5" x 8' 10" (3.47m x 2.70m)

**Bedroom 4**

7' 10" x 8' 10" (2.39m x 2.68m)

**Bathroom**

6' 4" x 8' 1" (1.92m x 2.46m)





## GARDEN

The property is complemented by generous front and rear gardens, predominantly laid to lawn and thoughtfully landscaped to create a sense of openness and tranquillity. Mature shrubs and established rhododendrons provide structure and seasonal colour, while well stocked flowering beds soften the edges and bring vibrancy throughout the year. The gardens feel both inviting and private, offering an attractive balance between open green space and more intimate planted areas. To the rear, a charming sun terrace provides a seating area which in turn is an ideal space for outdoor dining and relaxation, perfectly positioned to take full advantage of the superb private aspect. From here, there are far reaching views across the surrounding fells, creating a striking natural backdrop that changes beautifully with the light and seasons. Beyond the main garden to the rear lies a more secluded, almost hidden area and delightful "secret garden" feel where you find a further lawned area with mature planting creating a sense of discovery and retreat. Subject to the necessary planning permissions, this area may also offer potential for further development, with scope for one to two additional units. Access could potentially be accommodated via a driveway to the side of the property, again subject to the relevant consents being obtained. This adds an intriguing dimension to the grounds, combining privacy and seclusion with longer term opportunity, while still retaining the overall character and tranquillity of the setting.

### Driveway

The driveway provides ample parking parking and access to the Double Garage.

### Double garage

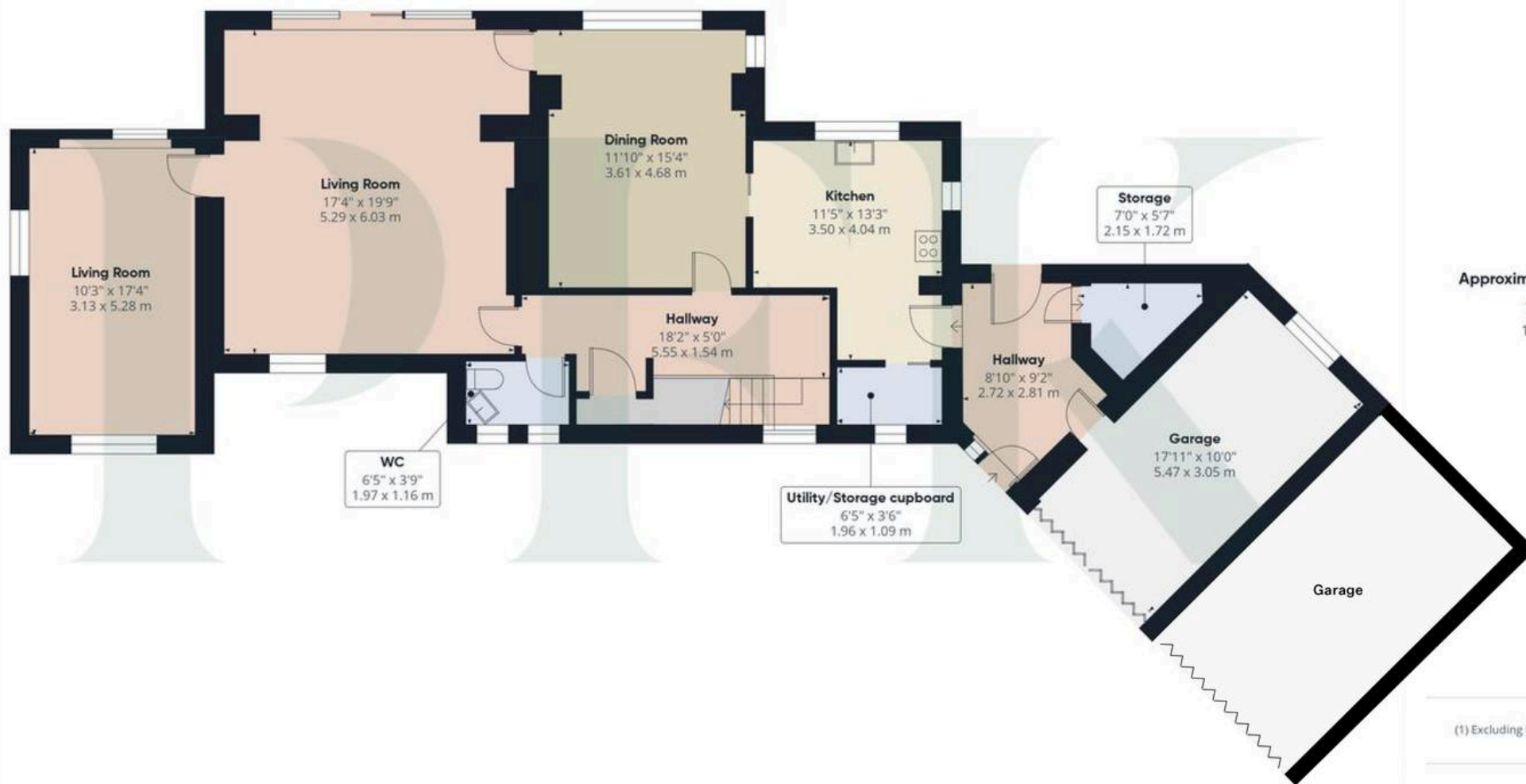








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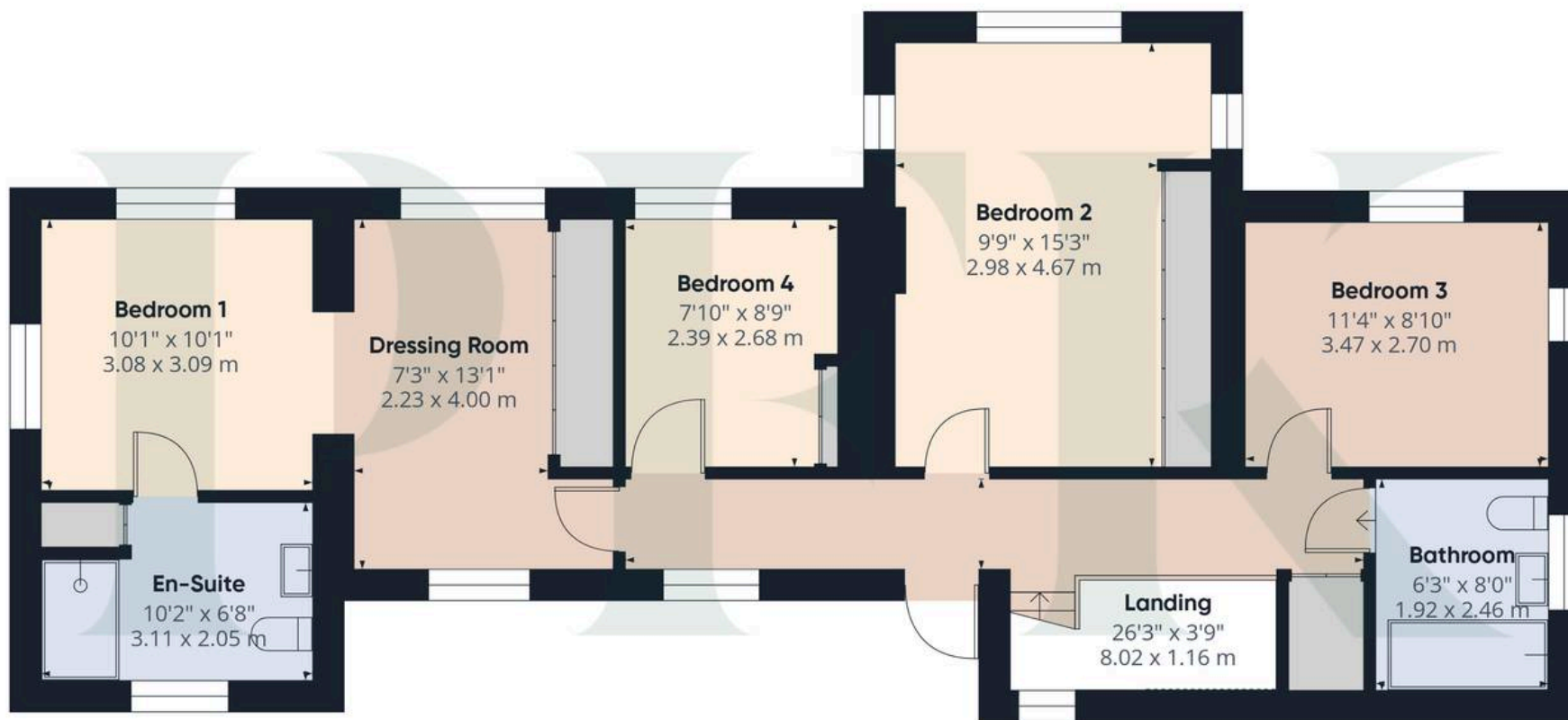
Approximate total area<sup>(1)</sup>

1316 ft<sup>2</sup>  
122.2 m<sup>2</sup>

(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.





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

809 ft<sup>2</sup>

75.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

### Directions

Pinfold, Nicholson Lane can be found using the postcode CA11 7UL or alternatively by using what3words: [///hails.stressed.paces](https://www.what3words.com////hails.stressed.paces)

### Services

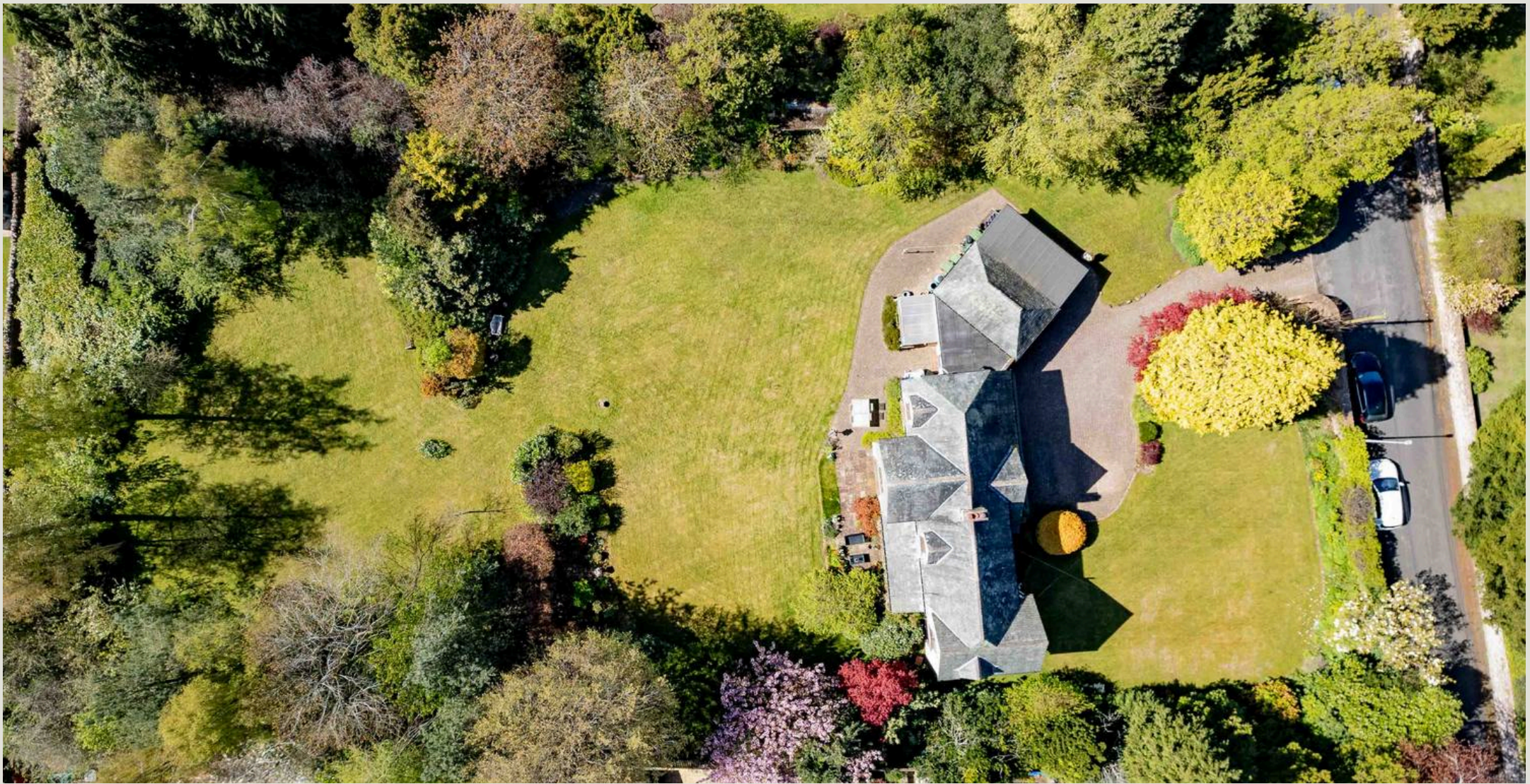
Mains electricity, water, drainage & gas heating system. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agents

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