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HILL**

Residential
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Letting Agents

3 Stagstones Mansions, Roundthorn, Penrith, CA11 8SB



- **Elegant Georgian Style Town House with Views to the Pennines**
- **Stylish Contemporary Accommodation Over Three Floors**
- **Rural Location Yet Close to Penrith Centre**
- **Sitting Room, Large Dining Kitchen, Conservatory, Laundry Room + WC**
- **First Floor Living Room with Fine Open Views**
- **4 Bedroom3, En-Suite Shower Room + House Bathroom**
- **uPVC Double Glazed Sash Windows and Oil Central Heating**
- **Parking Area and a Garage in a Separate Block**
- **Tenure- Freehold. EPC rate - C. Council Tax Band - E.**

Asking price £450,000

Approximately 2.25 miles from the centre of Penrith, in a peaceful rural setting, with superb open views to the Pennines, 3 Stagstones Mansions is an elegant, Georgian style terraced house, with spacious and stylish accommodation set over three floors comprising: Hallway, Sitting Room, Dining Kitchen, Conservatory, Laundry Room, Cloakroom a First Floor Living Room, 4 Bedrooms with En-Suite to the Master and a House Bathroom.

There is a shared Parking Area to the side of the terrace and a Garage in a separate block with power and water supply.

The living space is over 2000 Sq Feet and also benefits from Oil Central Heating and the windows are sliding sash uPVC Double Glazed.

Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts into Fell Lane. Drive to the top of the hill and turn right on Beacon Edge. From the top of Fell Lane, drive 0.7 miles and turn left into Stagstones Lane. Drive over the brow of the hill, then turn left into the driveway through woodland. Drive through woods and turn right to Stagstones Mansion.

The what3words position is; connected.speech.venue

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Heating is by oil. Drainage is to a private septic tank, which the vendor has informed us is emptied every two years at a charge of £250, for which the property is liable for a quarter of. The vendor has informed us that there is an annual charge for the upkeep of the lane in the region of £150-£200.

Tenure

The property is freehold and the council tax is band E.

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

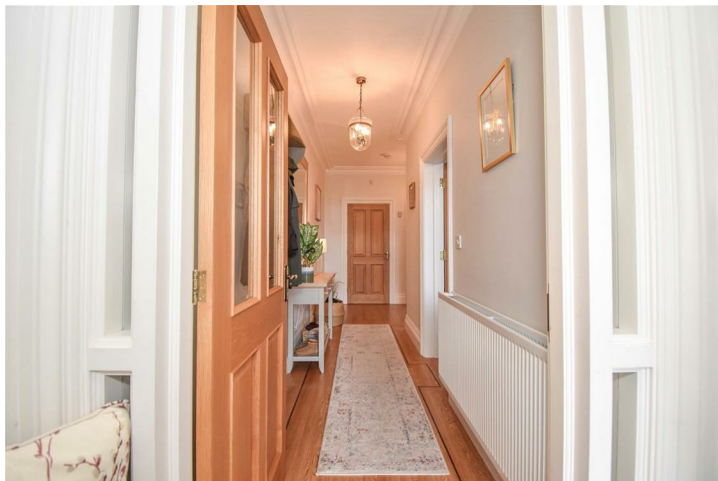
ACCOMMODATION

Entrance

Through double panel doors to the;

Vestibule

A part glazed oak panel door with bevelled glass opens to the;



Hallway

A central staircase with painted handrail and spindles leads to the first floor. The floor is oak effect "Karndean", the ceiling is coved and there is a double radiator. Oak panel doors lead off.



Snug 13'4 x 13'6 (4.06m x 4.11m)

Having a feature inglenook fireplace with a stone hearth and rustic timber mantel. The floor is oak effect Karndean, the ceiling is coved and two uPVC double glazed windows face to the front having superb open views across the garden to the surrounding countryside. There is a double radiator, a TV aerial point and telephone point.



Dining Kitchen 16'8 x 18'7 (5.08m x 5.66m)

Fitted with a range of gloss white wall and base units with a dark slate effect work surface incorporating a stainless steel "Abode", single drainer sink with mixer taps. There is a "Gorenje" electric double oven and a five ring induction hob with a glass splash back and a glass extractor hood above. There is also a built in fridge freezer, dishwasher and wine fridge.



The floor is oak effect "Karndean" and the ceiling is coved with recessed halogen down lights. There is a double radiator, a TV aerial point and two uPVC double glazed sash windows to the rear. An oak panel door opens to the utility room and a broad opening leads through to the;



Conservatory 8'5 x 8'3 (2.57m x 2.51m)

Being a uPVC double glazed frame on a low wall with a polycarbonate roof. The floor is oak effect "Karndean" and there is a double radiator. French doors open out to the rear.



Laundry 6'5 x 5'9 (1.96m x 1.75m)

Fitted to one side with gloss white base units and a dark slate effect work surface incorporating a stainless steel single drainer sink and mixer taps. There is plumbing for a washing machine and space for a tumble dryer. There is oak effect "Karndean" flooring, a single radiator and an extractor fan.

Cloakroom

Having a white toilet and wash hand basin with 'waterfall' taps. There is oak effect, "Karndean" flooring, a single radiator and an extractor fan.



First Floor - Landing

The stairs continue to the second floor. A large built in airing cupboard houses shelves and a single radiator.



Living Room 13'3 x 18'7 (4.04m x 5.66m)

Three uPVC double glazed sash windows face to the front with lovely open views to the surrounding countryside. There is a wall mounted flame effect fire, two double radiators, a TV aerial point and telephone point. The ceiling is coved.



Bedroom One 16'7 x 8'8 (5.05m x 2.64m)

Having a uPVC double glazed sash window to the rear. The ceiling is coved and there is a double radiator, a TV aerial point and telephone point.

**Bedroom Two 9'2 x 9'2 (2.79m x 2.79m)**

Having a uPVC double glazed sash window to the rear. The ceiling is coved and there is a double radiator, a TV aerial point and telephone point.

**Bathroom 7' x 5'10 (2.13m x 1.78m)**

Fitted with a contemporary style white three piece suite, having a panelled bath with 'waterfall' taps, a handset shower head and a mains fed shower over with tiles around and a clear shower screen. There is a chrome heated towel rail, oak effect Karndean flooring, recessed halogen down lights and an extractor fan.

**Second Floor - Landing**

A double glazed roof light provides natural light to the landing area. Oak panel doors lead off.

Bedroom Three 12'11 x 18'7 (3.94m x 5.66m)

The ceiling is sloped with a dormer window to the front with lovely open views. A built in wardrobe provides hanging and shelf space. There is a single radiator, a TV aerial point and telephone point.

**Principal Bedroom 16'7 x 18'7 (5.05m x 5.66m)**

The ceiling is part sloped with a double glazed roof light. There is a double radiator, a TV aerial point and telephone point.

**En-Suite 6'4 x 5'10 (1.93m x 1.78m)**

Fitted with a contemporary style toilet and wash basin with 'waterfall' taps. There is a step in shower enclosure, tiled to three sides, with a Mira electric shower over. There is a chrome heated towel rail, extractor fan and recessed halogen down lights. The flooring is oak effect Karndean.



Outside

Stagstones Mansions is accessed via a shared private driveway to a granite chipped parking area with allocated space and visitor parking.



Garage 19'11 x 10'2 (6.07m x 3.10m)

With an up & over door, lights, power point and water supply. (second from right)

The driveway continues across the front of the terrace of properties where there is a granite chipped forecourt with garden to lawn, beyond the drive.



To the rear of the house is an enclosed flagged garden.

The oil fired condensing combi boiler is located outside to the rear.



Each of the properties in the row also owns a further unfenced strip of garden which is to grass and extends beyond the formal garden.



Referral Fees

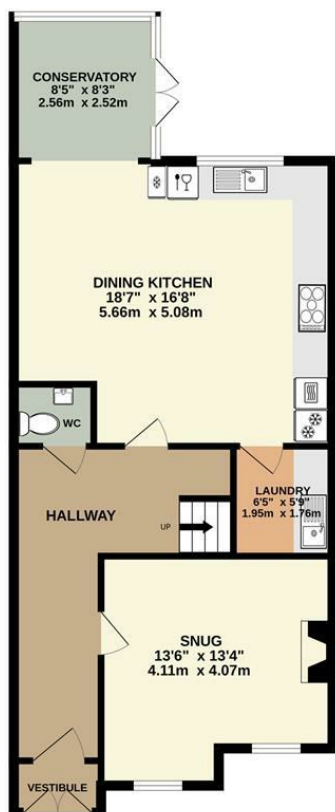
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

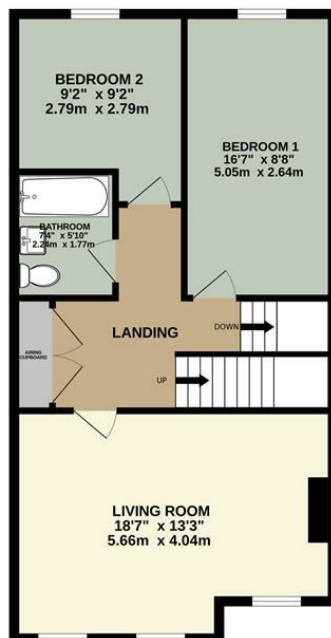
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

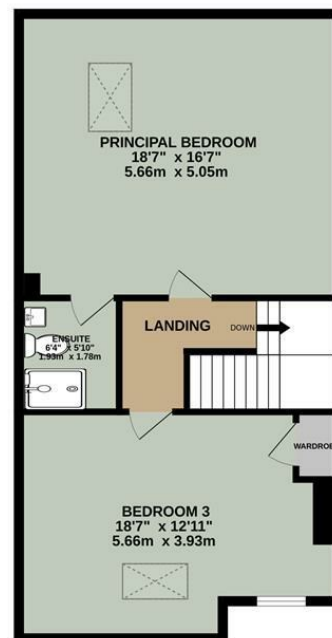
GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.

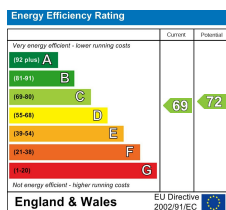


2ND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

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9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

