



Lonsdale Villa Fell Lane | | Penrith | CA11 8AA

Auction Guide £860,000



**DAVID BRITTON**  
ESTATES



## Key Features

- Grand 8 bedroom Victorian residence
- Over 4800 sq.ft of living accommodation
- Abundance of original features and character
- Detached two-bedroom lodge, ideal for a host of flexible options
- Substantial private grounds with lawns, terraces, orchard and zen-garden
- Detached double garage & ample parking
- Walking distance to Penrith town centre, on the edge of the Lake District National Park
- Excellent local Primary & Secondary schools on your doorstep
- Located just 3hrs from London and easy access to M6 for travel North and South
- Immediate 'exchange of contracts' available Being sold via 'Secure Sale'

## Summary

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £860,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Commanding an enviable, elevated position, this magnificent Victorian residence with detached two bedroom lodge has a private sweeping driveway, beautiful grounds and panoramic Lakeland Fell views

One of the town's most distinctive period homes which is rare to the market and an early viewing is strongly recommended to appreciate the grandeur, elegance and potential of this outstanding property.

\*\* Viewing Strictly by appointment only\*\*





## Floor plans



### COUNCIL TAX BAND - EdenG

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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