

Rutherford House, Robinson Street, Penrith, CA11 9HR



- **Grade 2 Listed Period Home with Traditional Character and Charm**
- **Spacious Accommodation Over Three Floors**
- **Living Room, Dining Room + Kitchen**
- **Three Double Bedrooms, Bathroom with Roll Top Bath + Shower Room**
- **Off Road Parking Space + Outhouse**
- **Front Garden + Enclosed Rear Garden with Privacy and Outhouse**
- **Gas Central Heating + Multi Fuel Stove**
- **Tenure - Freehold. EPC Rate - D**
- **Currently Small Business Rates- Rateable Value - £2,700, Amount Payable - Nil**

Asking price £335,000

Currently used as a successful holiday letting business and ideal as a grand family home, Rutherford House is a handsome Grade 2 listed semi detached home offering spacious and characterful accommodation over three floors comprising; Porch, Hallway, Living Room, Dining Room, Kitchen, Bathroom with rolltop bath, three Double Bedrooms and a Shower Room.

Outside there is a Forecourt Garden with Off Road Parking Space and an Enclosed Rear Garden, both offering a good degree of privacy. There is also an Outhouse/Workshop and an external access to an under-croft store.

Rutherford House is in a convenient location, on the northern side of town, just a 10 minute walk from Penrith town centre and a 5 minute walk from the Thacka Beck Nature Reserve,

Location

From the centre of Penrith, head up Castlegate, cross over the 2 mini roundabouts and drive down Brunswick Road. Follow around the left hand bend, keep in the left hand lane and then fork left into Stricklandgate. Cross over the mini roundabout and then turn left into Robinson Street, Rutherford House is on the right.

The what3words position is; solves.armrests.plenty

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, drainage, gas and electricity are connected to the property.

Tenure

The property is freehold.

The property is currently registered for Business Rates.

The rateable value from April 2026 is £2,700 and under the small business relief the amount payable is nil.

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

A panel door with patterned, leaded glass insets, opens to the;

Porch

Having double glazed windows to two sides, tiled flooring and a multi pane glazed door to the;

Hall 13'6 x 6'3 (4.11m x 1.91m)

Having stripped floorboards, a single radiator, a telecoms point and a floor cupboard housing the electric meter and MCB consumer unit. Stripped and polished panel doors lead off.



Living Room 15'11 x 14'8 (4.85m x 4.47m)

A multi fuel stove is set on a natural stone hearth and to one wall is a large arched furniture recess. There is picture rail around the room, original plaster coving and a central ceiling rose. The floorboards are polished and there is a double radiator, a TV aerial point and a double glazed window to the front.



Dining Room 13'11 x 13'8 (4.24m x 4.17m)

An attractive cast iron feature fireplace is set on a quarry tile hearth with a shelved recess and floor cupboard to one side. There is a picture rail around the room, plaster coving to the ceiling, and the floorboards are polished. Stairs lead to the first floor with painted handrails and spindles and a store cupboard below. There is a double radiator and a double glazed window faces to the rear.



Kitchen 10'5 x 11' (3.18m x 3.35m)

Fitted with painted units and a solid wood worksurface incorporating a ceramic Belfast sink with carved drainer and mixer tap. There is a built-in electric oven and induction hob with a tiled splashback and a stainless steel cooker hood, plumbing in one of the units for a washing machine and space for a dishwasher. A wall cupboard houses, a Worcester gas fired condensing combi boiler, providing the hot water and central heating. A window overlooks the rear garden and a part glazed stable door opens to the side.



Bathroom 13'3 x 4' (4.04m x 1.22m)

Fitted with a traditional toilet, pedestal wash basin and a rolltop clawfoot bath with patterned tiling to one side. The flooring is parquet and there is a single radiator, an extractor fan and a window.



First Floor - Landing

Panel doors open to bedrooms one and two, the shower room and the stairs leading to the attic.

Bedroom One 11'6 x 13'9 (3.51m x 4.19m)

Having a picture rail around, plaster coving to three sides, polished floorboards, a double radiator and a double glazed window to the front with a view across Penrith to the Lakeland Fells around Ullswater.



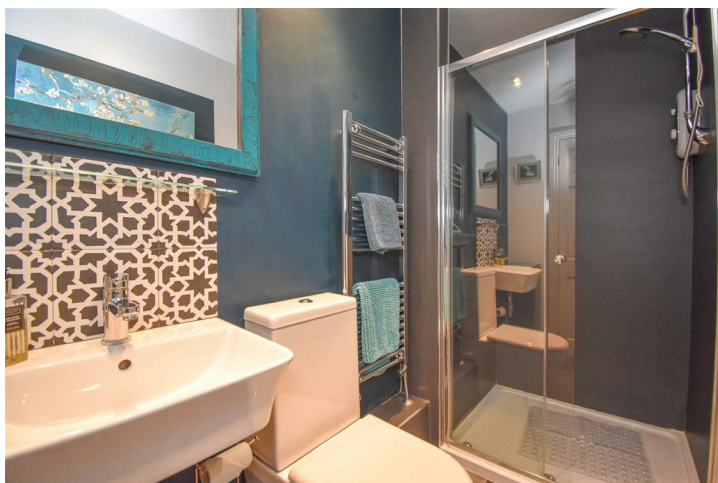
Bedroom Two 15' x 11'8 max (4.57m x 3.56m max)

A plank door opens to a walk-in wardrobe with hanging and shelf storage space. There is a picture rail and dado rail around the room, a single radiator and a window to the rear looking out across the surrounding gardens.



Shower Room 4' x 9'1 (1.22m x 2.77m)

Fitted with a wall mounted wash basin, a toilet and a shower enclosure with marine board to three sides and an electric shower over. There is a chrome heated towel rail and an extractor fan.



Second Floor

The stairs rise into;

Bedroom Three 15'6 x 13'8 (4.72m x 4.17m)

Having a double radiator and a double glazed window. A ceiling trap gives access to the roof space and low doors give access to eaves storage to the front and rear.



Outside

To the front of Rutherford house is a forecourt garden to grass with a stonewall to the roadside and mature shrubs giving privacy.

A block paved driveway provides off road parking.

A wooden gate from the parking area opens to a path leading to the rear garden.



The rear garden is laid to grass with low-level shrub borders to two sides, a stone paved seating area and a stonewall and high wood fence around.

Steps from the garden lead down to a door giving access to an undercroft storage area, with limited headroom.



To the side of the house is a block and stone built;

Outhouse 7'11 x 5'5 (2.41m x 1.65m)

With light and power points.

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 :

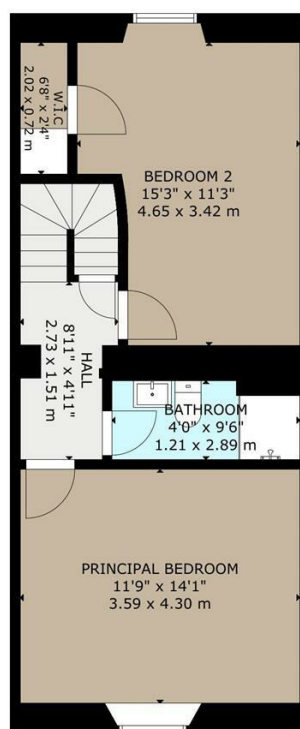
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



FLOOR 1

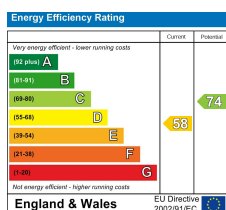


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
TOTAL: 150 m²/1,618 sq.ft
FLOOR 1: 83 m²/898 sq.ft, FLOOR 2: 44 m²/478 sq.ft, FLOOR 3: 23 m²/242 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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