Penrith

£275,000

3 Lonsdale Terrace, Penrith, CA11 7TS

"Grosvener House" has been cherished by the same family for approximately 53 years while preserving its historic charm. The potential for modernisation throughout presents a blank canvas for those looking to infuse their personal style and create a truly bespoke home. Spread over three floors, complete with high ceilings throughout, there is ample space for family living.

With the close proximity to the town centre will allow you to enjoy easy access to the local amenities and schools, while relishing the tranquillity of your own private haven.

Quick Overview

- 6 Bedroom mid terrace
- Victorian period property
- High ceilings throughout
- Kitchen/ family room
- 2 Reception rooms
- In need of modernisation
- Gardens
- No onward chain
- Permit parking
- Ultrafast broadband available

Property Reference: P0454

6 | 3 | 2 | TBC | *Ultrafast broadband available* | *Permit parking*

Kitchen

Living Room

Dining Room

Bathroom

As you enter through the inviting hallway, you'll be greeted by the grandeur of high ceilings and original features that whisper tales of the past. To your right is the spacious living room, with its beautiful double glazed bay window that floods the space with natural light, creating a bright and airy space perfect for relaxation. Adjacent to the living room, the dining room offers an ideal setting for family gatherings and entertaining guests. Double glazed window to rear aspect. Towards the rear of the house, the kitchen/family room presents a versatile space with access to the small basement, perfect for additional storage. The kitchen area is ripe for modernisation allowing you to design a culinary haven tailored to your tastes and comprises of, an integrated 4 ring gas hob, oven and extractor. Stainless steel sink with hot and cold taps. Dark grey coloured worktops with ample wall and base units. Availability for a fridge and washing machine. Double glazed windows to the rear and two to the side with access to rear aspect. A convenient downstairs WC completes the ground floor layout.

Ascending to the first floor, you'll find 3 generously sized bedrooms, bathroom and a separate WC. Bedroom 1 is impressive in size, with 2 double glazed windows to the front aspect that flood the room with natural light. Bedroom 2 is a double bedroom, complete with personal basin. Double glazed window to rear aspect. Bedroom 3 is another large double bedroom featuring hand basin with vanity unit. Double glazed windows to front and side aspect. The two piece bathroom comprises of, shower over bath, basin with hot and cold taps and towel rail. Double glazed window to side aspect.

Continue up the next set of stairs to discover 3 more bedrooms, each offering ample space and potential. These rooms are perfect for a growing family, a home office, or guest accommodation. Bedroom 4 and Bedroom 5 are good sized double bedrooms, both with a feature fireplace. Bedroom 6 is a large single bedroom previously used a home office/study and is equipped with built-in shelves, making it an ideal space for working from home or pursuing hobbies.

As you approach the property, you'll be greeted by a low maintenance front garden, featuring a charming brick wall and railing boundary with elegant gold tips. Chipped stones and a few carefully placed shrubs add to its appeal. The rear garden is accessed via a few steps and is completed with a grassed lawn and mature shrubs. Permit parking in adjoining streets. NOTE. The neighbour has a Right of Way.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

Accommodation with approx. dimensions

Ground Floor

Vestibule

Entrance Hall

Kitchen/Family Room
23'0" x 10'1" (7.01m x 3.07m)

Dining Room
13'8" x 10'5" (4.17m x 3.18m)

Living Room
12'4" x 13'8" (3.76m x 4.17m)

Downstairs WC

First Floor

Bedroom One
17'1" x 13'9" (5.21m x 4.19m)

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Kitchen Family Room

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bedroom Six

Bedroom Two
13' 9" x 10' 6" (4.19m x 3.2m)

Bedroom Three
11' 4" x 10' 3" (3.45m x 3.12m)

Bathroom

WC

Second Floor

Bedroom Four
14' 10" x 9' 3" (4.52m x 2.82m)

Bedroom Five
12' 9" x 10' 4" (3.89m x 3.15m)

Bedroom Six
11' 6" x 7' 3" (3.51m x 2.21m)

Property Information

Tenure
Freehold (Vacant possession upon completion)

Council Tax
Band D
Westmorland & Furness Council

Services & Utilities
Mains electricity, mains water and mains drainage. Electric storage and gas heating

Right of Way
The neighbour has a Right of Way

Energy Performance Certificate
The full Energy Performance Certificate is available on our website and also at any of our offices

Directions
From Penrith take Brunswick Road/ A6 which turns left and becomes Duke Street/ A6. Sharp right onto Stricklandgate/ A6. Turn left onto Portland Place. At the mini roundabout, take the 3rd exit onto Meeting House Lane/ national Cycle Route 7. The property will be on the left hand side

What3words Location
///accent.scrub.commutes

Viewings
Strictly by appointment with Hackney & Leigh

Anti-Money Laundering
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Bedroom Five

Rear Garden

Rear Aspect

The Property

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Meet the Team

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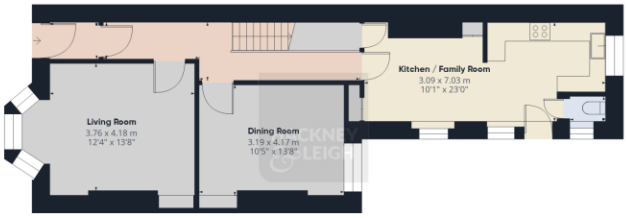
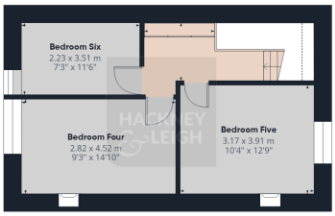


Floor 0

Floor 1



Floor 2

Approximate total area(1)

167.4 m²

1801 ft²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 1.5 m/5 ft

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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