WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

Melbourne Villa, Scotland Road, Penrith, CA11 9JU



- **Beautifully Refurbished Semi Detached Stone Faced House**
- **Chic, Stylish and Comfortable Accommodation**
- **Living Room, Dining Kitchen, Laundry Room + WC/Shower Room**
- **Three Bedrooms + Bathroom with Freestanding Bath**
- **Gas Central Heating via a Condensing Combi Boiler**
- **uPVC Double Glazing**
- **Paved Forecourt Garden + Lawned Rear Garden**
- **Off Road Parking for up to 4 Cars + Garage**
- **Tenure - Freehold. Council Tax Band - C. EPC - E**

Asking price £270,000

Having been comprehensively updated and refurbished, Melbourne House is a chic family home offering beautiful and comfortable accommodation comprising; Entrance Hall, Living Room, Dining Kitchen, Laundry Room, Shower Room, Three Bedrooms and a stylish Bathroom with a freestanding contemporary bath.

Outside there is a Paved Forecourt, a Driveway giving Of Road Parking for up to 4 cars, a Garage and to the rear is a further Garden to lawn.

This fantastic home also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Combi Boiler, installed since the EPC was carried out.

Location

From the centre of Penrith, head up Castlegate, across the two mini roundabouts and down Brunswick Road. At the bottom of the hill, follow the road to the left, keep in the left hand lane and head North on Stricklandgate, which becomes Scotland Road. Turn right into Salkeld Road and immediately right into Inglewood Road, Melbourne Vila is at the head of the cu;-de-sac.

The what3words position is; monks.hidden.divisible

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 Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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.

Referal 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 2025 was £253.00

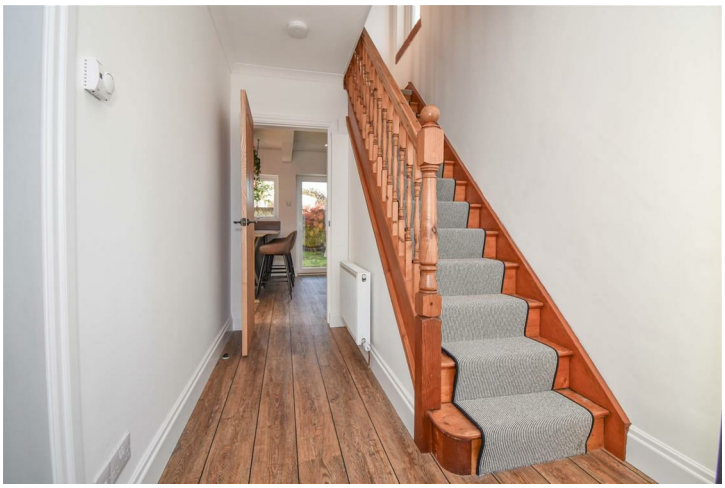
ACCOMMODATION

Entrance

Through a UPVC double glazed door to the;

Hallway

Stairs lead to the first floor with natural wood spindles and handrail. The flooring is wood effect LVT and there is a double radiator, a uPVC double glazed window to the side and oak doors off to the dining kitchen and;



Living Room 11'11 x 14' (3.63m x 4.27m)

Having a large feature fireplace with tiled hearth and a rustic timber mantle with strip wood panelling and wall lights to either side. The flooring is wood effect LVT and there is a double radiator and uPVC double glazed windows face to the front with a view between the houses opposite to Blencathra.



Dining Kitchen 10'10 x 14'10 (3.30m x 4.52m)
Fitted with a range of matt charcoal fronted wall and base units and a wood effect work surface incorporating a composite single drainer sink with mixer tap and including a large breakfast table with feature lighting above and matching splashbacks. There is a built-in electric oven and induction hob with cooker hood, an integral fridge, an integral wine fridge and space for a dishwasher.





The ceiling has recessed downlights, the flooring is wood-effect LVT, and there is a modern column radiator. uPVC double glazed windows face to two sides, uPVC double glazed door opens to the rear, and oak doors open to the understairs cupboard, and;



Laundry Room 4'4 x 5'2 (1.32m x 1.57m)
Having a work surface to one side with plumbing below for a washing machine. A wall mounted gas fired condensing combination boiler provides the hot water and central heating. The flooring is wood effect LVT and a glazed oak door opens to the;

Shower Room 6' x 5'2 (1.83m x 1.57m)
Fitted with a contemporary toilet, a circular wash basin set on a rustic timber shelf with pillar tap and lighted mirror above and a large low-step shower enclosure with a twin head mains fed shower over, a clear folding screen and marine board to three sides. The flooring is wood effect LVT and there is a heated towel rail, a shaver socket, an extractor fan and a uPVC double glazed window with integral venetian blind to the rear.



First Floor-Landing
A uPVC double glazed window gives good natural light and there is a recessed shelves linen cupboard and a ceiling trap with drop-down ladder gives access to the insulated roof space. Pine panel doors lead off.

Bedroom One 12'2 x 12' (3.71m x 3.66m)
Having a feature cast-iron fireplace with tiled hearth and shelved niche to either side, a dado rail around the room and there is a double radiator, a TV point, a telephone point, and uPVC double glazed windows to the front with views across the rooftops opposite to the distant fells.



Bedroom Two 11' x 11'9 max (3.35m x 3.58m max)
There is a built-in shelved cupboard, a shelved niche, a dado rail, around the room, a double radiator and a uPVC double glazed window facing to the rear.



Bedroom Three 7'8 x 8'11 (2.34m x 2.72m)
A dado rail runs around the room and there is a double radiator and a uPVC double glazed window to the rear.



Bathroom 6'x 8'8 (1.83mx 2.64m)
Fitted with a contemporary toilet, a circular wash basin set on a wall mounted drawer unit with pillar tap and there is a free standing bath with floor mounted pillar tap and handheld shower attachment. The walls are part tiled, the flooring is laminate and the ceiling has recessed downlights. There is a heated towel rail, and extractor fan and a uPVC double glazed window faces to the front.





Outside
A metal vehicle gate to the roadside gives access to a driveway which gives off road parking for 3 to 4 cars and the;

Garage
Having an up and over vehicle door.

Across the front of the house is a flagged garden area, which could also be used for further parking.



To the rear of the house there is a garden area to grass with a flagged area across the rear of the house.





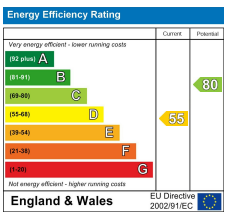
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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