



## Penrith

£550,000

1 Mulberry Gardens, Penrith, CA11 8FZ

Welcome to a home designed with flexibility in mind, offering accommodation that can adapt to your lifestyle both now and in the years ahead. Perfectly suited to those looking to downsize while retaining space for hobbies, home working or creative pursuits, the layout also provides the reassurance of comfortable single-level living should needs change in the future.

This is a particularly attractive purchase for those seeking more than just a standard home, enhanced by impressive features, underfloor heating throughout, a wonderful open aspect and the added benefit of solar panels which are currently halving the energy bills, making this an efficient and economical place to live.

As you approach the property via the landscaped garden, there is an immediate sense of the openness the home offers – a feeling that continues throughout the interior. Stepping inside, the impressive entrance hallway creates a striking first impression, with a galleried landing and skylight above allowing natural light to flood the space.

### Quick Overview

Detached dormer bungalow  
Flexible four bedroom, two bathroom accommodation  
Within easy reach of town  
Elevated position with open aspects  
Easy to maintain landscaped gardens  
Energy efficient and cost saving home  
Garage and driveway  
Stunning features throughout  
Ultrafast broadband available



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2



1



B



Ultrafast  
Available



Garage and  
driveway

Property Reference: P0520



Hallway



Reception Room / Bedroom Three



Office / Bedroom Four



Living Area

From here, doors lead to two versatile ground floor rooms, offering ideal space for hobbies, home working or additional bedrooms if required, along with a well-appointed bathroom.

Perfect for both relaxed everyday living and entertaining, the heart of the home is the superb triple-aspect open-plan kitchen and living space. Beautifully fitted, the kitchen features integrated appliances, a Quooker tap, wine cooler and a sociable worktop area that naturally connects to the generous living space. Doors open directly onto the garden while the windows frame the open views, creating a bright and welcoming environment that makes the most of the surrounding scenery. The ground floor accommodation is completed by a useful utility room.

Upstairs, there are two impressive bedrooms. Bedroom two offers a generous space with excellent eaves storage and a Velux roof window that opens to create a Juliet-style balcony, allowing fresh air and natural light to flood the room. Bedroom one is particularly impressive, featuring a spacious sleeping area with doors opening onto a covered balcony terrace, together with a substantial open dressing area, eaves storage and a stylish en-suite shower room. These rooms also offer excellent versatility and could easily be utilised as additional living space if desired – perhaps as a studio, creative workspace or peaceful retreat – while also providing wonderful accommodation for visiting family and friends should the ground floor space be all that is required.

Outside, the property has been thoughtfully landscaped for ease of maintenance while still providing beautifully stocked shrub beds and borders that add colour and character throughout the seasons. A practical pathway leads around to the rear and provides access to the garage, which benefits from power and lighting. In addition, there are two parking spaces and the added advantage of an EV charger.

Located in a highly desirable area of Penrith, this wonderful home is perfectly positioned to enjoy some of the area's most scenic surroundings. From the doorstep, you can enjoy beautiful woodland walks up to and around the Beacon or take a peaceful stroll through Cold Springs Nature Reserve, making it easy to enjoy the best of Penrith's natural surroundings. The town centre is within comfortable walking distance, while the property is also conveniently located on the town bus route, making access to local amenities simple and convenient.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen / Living Area

12' 9" x 29' 9" (3.89m x 9.07m)

Utility Room

10' x 4' 10" (3.05m x 1.47m)

Reception Room / Bedroom Three

11' 5" x 11' 1" (3.48m x 3.38m)

Office / Bedroom Four

11' 4" x 9' 11" (3.45m x 3.02m)



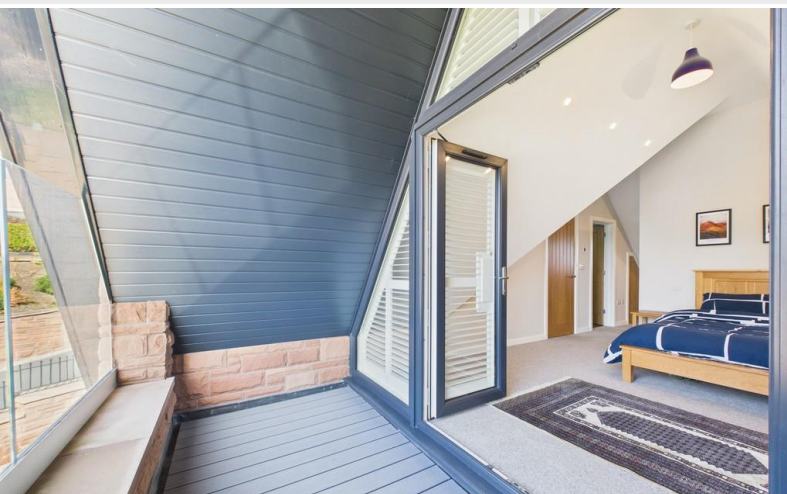
Kitchen



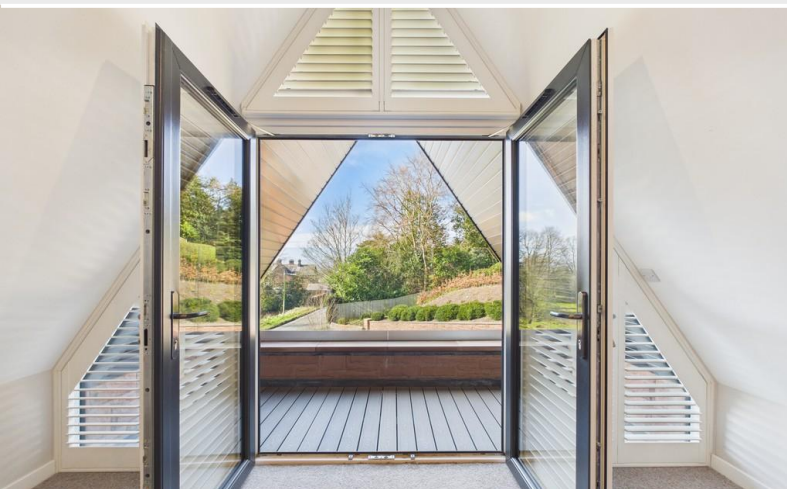
Kitchen / Living Area



Bedroom Two



Bedroom One



Balcony



En-suite

#### Bathroom

10' 0" x 5' 6" (3.05m x 1.68m)

#### First Floor

#### Bedroom Two

11' 5" x 16' 11" (3.48m x 5.16m)

#### Bedroom One

12' 7" x 14' 1" (3.84m x 4.29m)

#### Dressing Area

12' 7" x 9' 8" (3.84m x 2.95m)

#### En-suite

9' 11" x 5' 2" (3.02m x 1.57m)

#### Property Information

##### Tenure

Freehold

##### Council Tax

Band D

Westmorland & Furness Council

##### Services & Utilities

Mains gas, mains, electricity, mains water and mains drainage

##### Solar Panels

Solar PV with battery storage

##### Energy Performance Certificate

Band B

##### Broadband Speed

Ultrafast

##### Directions

From our office on Corn Market, Turn left onto Great Dockray, follow the road round to the left onto Princes St, turn left onto Crown Sq then right onto King St/A6. Take the next left onto Old London Rd. Continue straight onto Friargate, turn left onto Benson Row then turn right onto Fell Lane. At the top of the road turn right onto Beacon Edge. The property can be found a short distance along the road on the left hand side

##### What3words Location

///whizzing.larger.fluid

##### Viewings

By appointment with Hackney and Leigh's Penrith office

##### AML Section

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat)



View



Garden



View



The Property

Request a Viewing Online or Call 01768 593593

## Meet the Team

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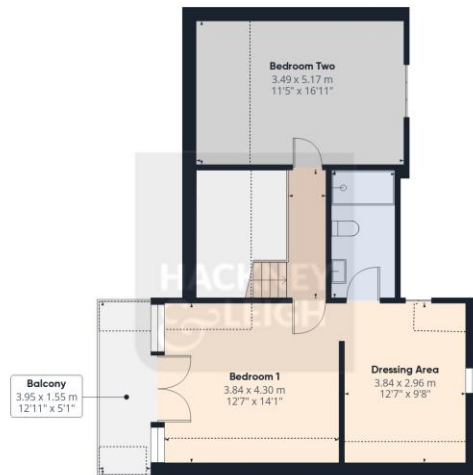


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

133.8 m<sup>2</sup>  
1440 ft<sup>2</sup>

**Balconies and terraces**

6.1 m<sup>2</sup>  
66 ft<sup>2</sup>

**Reduced headroom**

13.3 m<sup>2</sup>  
143 ft<sup>2</sup>

(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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