



22 Queen Street, Penrith, CA11 7XF

Guide Price £189,000

PFK

22 Queen Street

The Property

Charming Grade II listed home, packed with character features and quirks both inside and out, right in the centre of Penrith and yet boasting a large courtyard oasis to escape to, welcome to 22 Queen Street.

This property has recently undergone a sympathetic renovation, showcasing the abundance of wonderful period features, with plenty of exposed beams, a warm welcome awaits you as you step inside, just imagine settling down on the sofa with the stove lit, flames flickering. The spacious reception room leads both to the inner hallway to the staircase and the kitchen. The quaint kitchen has a door down to a useful cellar storage area and a door to the rear garden. The first floor has a family bathroom and two double bedrooms, the master benefiting from a large built in wardrobe, plus the stairs up to the attic. The second floor landing has a storage area and the attic room has two Velux windows and eaves storage.

The vendor has also indicated that they would be open to negotiation on the sale of the furniture if a purchaser was interested.





22 Queen Street

Location & Directions

Queen Street is a conveniently located and most desirable area, close to the town centre of Penrith with its excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities. The M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

Directions

22 Queen Street can be located with the postcode CA11 7XF and identified by a PFK for Sale board. Alternatively by using What 3 Words: [///cocoons.bump.transit](https://cocoons.bump.transit)

- Charming Grade II Listed town centre property
- 2 bedrooms with further attic room
- Resident permit on street parking
- Arranged over 3 floors plus useful 'cellar'
- Council Tax - Band A
- Tenure - Freehold
- EPC - D



ACCOMMODATION

Entrance Vestibule

3' 9" x 3' 3" (1.14m x 1.00m)

With door into reception room.

Reception Room

16' 4" x 16' 3" (4.97m x 4.96m)

With door to kitchen and walkway through to stairs to first floor.

Kitchen

11' 3" x 7' 7" (3.42m x 2.32m)

with door to the 'cellar' store room and door to rear garden.

Cellar

7' 6" x 5' 10" (2.29m x 1.78m)

In the understairs area, accessed down several stone steps.

FIRST FLOOR

Stairs & Landing

Demi landing with window to rear, main landing with doors to bedrooms and bathroom, and stairs to attic room.

Bedroom 1

12' 1" x 11' 6" (3.69m x 3.51m)

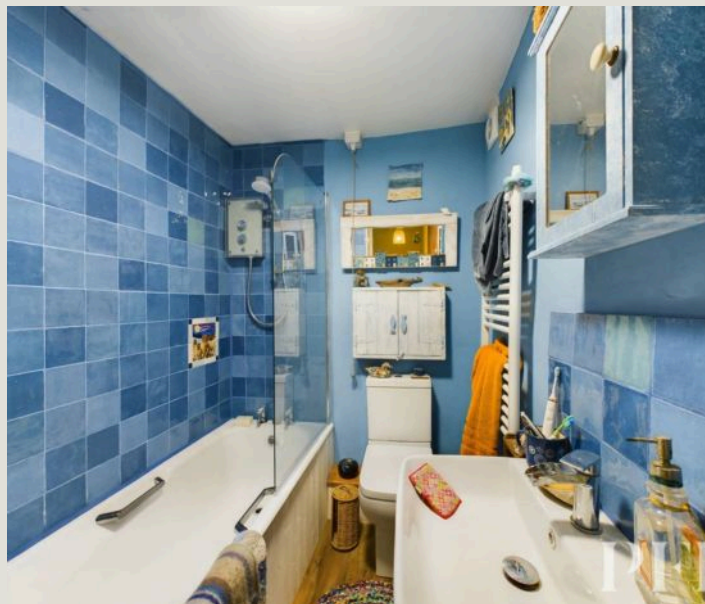
Bedroom 2

11' 6" x 10' 8" (3.50m x 3.24m)

Bathroom

7' 9" x 5' 3" (2.37m x 1.61m)

With airing cupboard housing central heating boiler.



SECOND FLOOR

Landing

With small storage area and door into attic.

Attic

12' 3" x 9' 11" (3.74m x 3.01m)

EXTERNALLY

Garden

The rear garden/yard area is designated for the use and enjoyment of 22 Queen Street. However, please note the Alhambra Cinema retains a right of access over the said area as a condition of their ownership.

On Street Parking

2 Parking Spaces

On street parking with residents parking permit, visitor passes are also provided, all through the local council.



PFK



Approximate total area®
421.84 ft²
39.19 m²

Reduced headroom
16.25 ft²
1.51 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustration purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

Floor 0

PFK



Approximate total area®
350.9 ft²
32.6 m²

(1) Excluding balconies and terraces

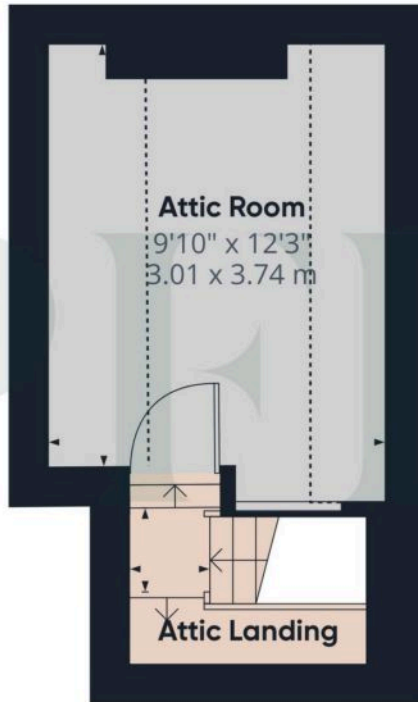
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GRAFFI 360

Floor 1

PFK



Approximate total area®
142.3 ft²
13.22 m²

Reduced headroom
57.26 ft²
5.32 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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GRAFFI 360

Floor 2

PFK



Floor 0

Floor 1

Approximate total area®
915.04 ft²
85.01 m²

Reduced headroom
73.63 ft²
6.84 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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GRAFFI 360

Floor 2

ADDITIONAL INFORMATION

Tenure, Listed Building & EPC

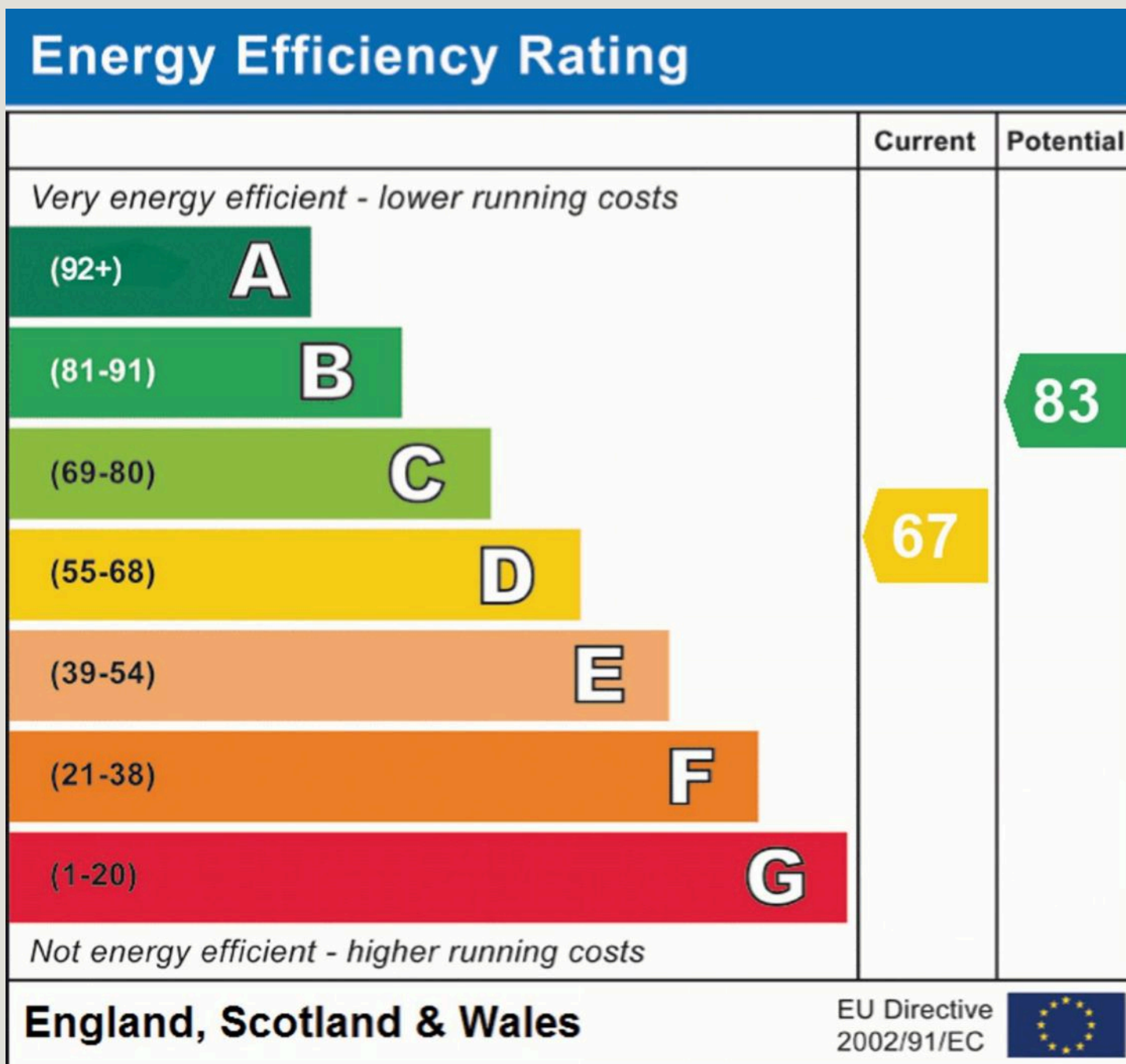
Tenure – Freehold Grade II – listed property EPC – D

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





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