

10 Helvellyn Court, Penrith, CA11 8PZ.

Guide Price £230,000

PFK

10 Helvellyn Court

Penrith

This three-bedroom end-link home occupies a desirable corner plot and offers spacious, modern accommodation ideally suited to a range of buyers. The property is thoughtfully laid out and briefly comprises an entrance hall, cloakroom/WC, and a bright, generously proportioned living room, providing the perfect space for both relaxing and entertaining. An inner hallway leads through to the impressive dining kitchen, which is undoubtedly a focal point of the home. Fitted with contemporary cabinetry and a practical breakfast bar, it offers both style and functionality. The open-plan design effortlessly combines the kitchen and dining areas, while an elegant archway enhances the sense of space and flow, creating an ideal setting for everyday family living and social occasions alike.

To the first floor, there are three bedrooms and a family bathroom, providing comfortable accommodation for growing families, first-time buyers or those looking to downsize without compromise.

- Tenure: Freehold
- Council Tax Band: C
- EPC: TBA













10 Helvellyn Court

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Externally, the property continues to impress with its corner plot position, offering versatile outdoor space including lawns and a patio area, perfect for outdoor dining and enjoying the warmer months. In addition, the property benefits from an attached garage, providing valuable storage and convenience. Combining attractive presentation, practical living space and a sought-after location, this is a home that is sure to appeal to a wide range of purchasers.

Helvellyn Court is located in a popular residential area of Penrith. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at Junctions 40 or 41, and the Lake District National Park is also within easy driving distance.

Directions: 10 Helvellyn Court can be located by using the postcode CA11 8PZ or by using What3words: ///hamsters.tummy.recorder

ACCOMMODATION

Ground Floor

Entry
6' 4" x 3' 6" (1.92m x 1.07m)

Cloakroom/WC
6' 4" x 3' 0" (1.92m x 0.91m)

Living Room
20' 6" x 10' 3" (6.25m x 3.12m)

Inner Hallway
10' 8" x 10' 6" (3.26m x 3.21m)

Dining Kitchen
11' 5" x 5' 10" (3.48m x 1.79m)

Dining Kitchen
11' 2" x 9' 4" (3.40m x 2.84m)

First Floor

Landing
7' 10" x 6' 7" (2.39m x 2.00m)

Bedroom 1
11' 9" x 10' 0" (3.57m x 3.05m)

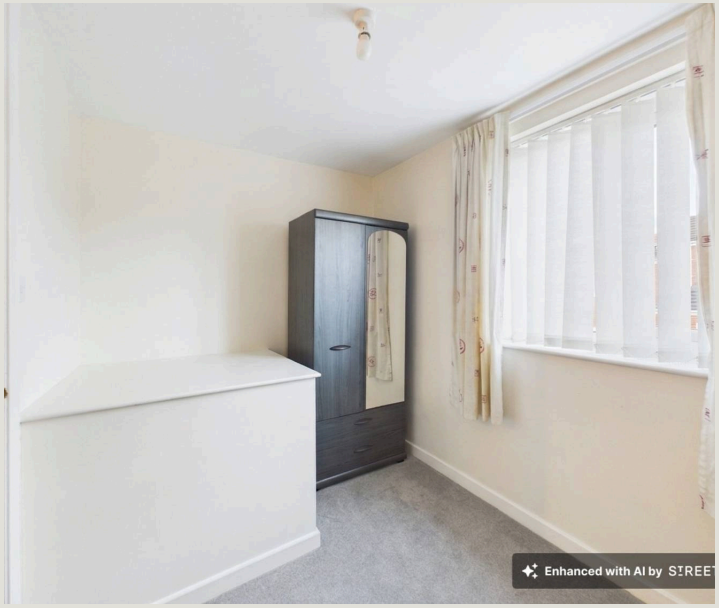
Bedroom 2
11' 9" x 8' 3" (3.57m x 2.51m)

Bedroom 3
9' 5" x 6' 11" (2.86m x 2.12m)

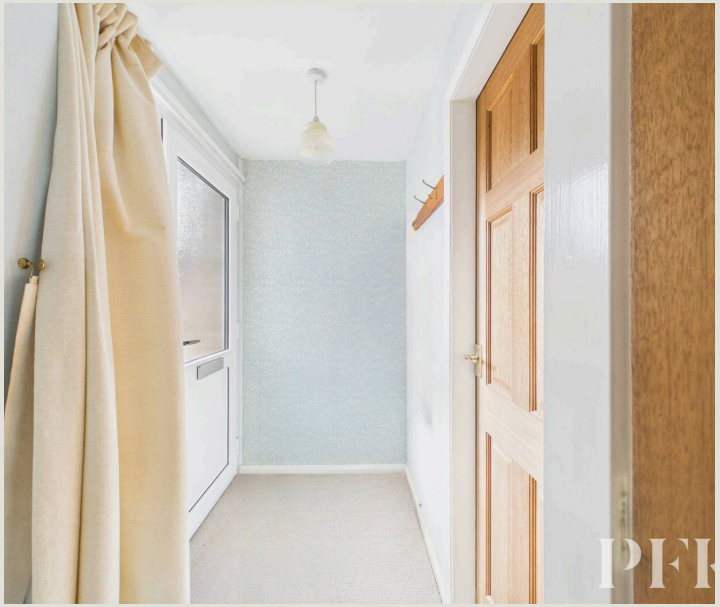
Bathroom
9' 5" x 5' 1" (2.86m x 1.56m)













Front Garden: Approached by a gate and providing lawned garden, stocked areas and with pathway to main entrance and also to the side of the property.

Rear Garden: Lawned garden with patio area and gated access to the rear and to the Garage.

Garage: 17' 1" x 8' 4" (5.20m x 2.54m)

ADDITIONAL INFORMATION

Services
Mains electricity, gas, water & drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure
buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £234 in 2025 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.



Floor 0





Floor 1

PFK

Approximate total area(1)

1095 ft²

101.8 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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