



9A Little Dockray, Penrith, CA11 7HL

Guide price £230,000



# 9A Little Dockray

Penrith, CA11 7HL

- Grade II Listed 2 Story Apartment
- Located in Penrith Town Centre
- Beautiful Lounge with Juliet Balony
- Resident Parking Permits
- Found in Excellent Condition Throughout
- 3/4 Large Double Bedrooms
- Amenities from the Doorstep
- Spacious Kitchen Dining Room
- Accommodation Spanning Nearly 1,600sqft
- Viewing is Essential

A true hidden gem! Tucked away almost incognito in the heart of Penrith town centre, this beautifully presented Grade II listed, two-storey apartment offers an exceptional blend of historic charm and generous living space.

Full of character, the property features sash windows, exposed beams, and impressive high ceilings, creating a warm and distinctive atmosphere throughout. However, it's not just period charm that sets this home apart — the accommodation spans an impressive 1,597 sq ft, making it larger than many houses.

The flexible layout provides three to four double bedrooms and is well appointed throughout, offering comfortable and stylish living.

Currently a much-loved home, the property also presents a range of exciting possibilities. Its central location and versatile layout make it ideal as a second home, holiday let, or for buyers looking to create serviced accommodation.



### Entrance Porch

There is an external passageway which serves two other properties. Front door leads into an entrance porch which has a radiator and stairs leading up to the first floor.

### Hallway

There are doors off to the first floor accommodation and stairs leading up to the second floor. Two windows. Fitted carpet. Alcove with wall mounted boiler providing domestic heating and hot water. Large storage cupboard.

### Lounge

15'0" x 16'2" (4.59 x 4.95)

This spacious lounge is packed full of charm with high ceilings, an original fireplace in the corner and an attractive Juliet balcony. There is fitted carpet and a radiator. Recessed ceiling lights.

### Kitchen Diner

16'11" x 12'10" (5.16 x 3.93)

A spacious kitchen diner which has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and a sink drainer unit. There is space for a range oven with extractor hood over. Sash window to the front aspect with a window seat. Ample space for dining furniture. Vinyl flooring. Radiator.

### Dining Room

16'7" x 9'11" (5.08 x 3.03)

Formerly used as a fourth bedroom, this is a versatile room currently used as the dining room. The room is spacious, bright and airy thanks to dual aspect sash windows. Original fireplace. Fitted carpet. Radiator.

### Bedroom Three

12'8" x 7'7" (3.88 x 2.32)

A super double bedroom which has a sash window to the front aspect. Exposed beam. Fitted carpet and radiator.

### Bathroom

7'10" x 6'5" (2.39 x 1.96)

A well appointed family bathroom which has a four-piece suite comprising: panelled bath, shower cubicle containing a mains shower unit, low level w/c and a sink unit. The walls and floors are tiled. Heated towel rail.

### Utility Store

6'10" x 4'9" (2.09 x 1.47)

A useful store / utility room which has plumbing for a washer dryer and a sink unit. Wooden flooring.



#### Stairs

Stairs lead from the first floor to the second floor landing. There are doors to the two main bedrooms. Sash window to the side aspect. Fitted carpet.

**Principal Bedroom** 16'8" x 15'10" (5.10 x 4.83)  
A spacious double bedroom packed with characterful features with attractive exposed beams and trusses. There is a sash window to the front aspect. Fitted carpet. Radiator.

**Bedroom Two** 16'11" x 14'1" (5.17 x 4.30)  
A spacious double bedroom packed with characterful features with attractive exposed beams and trusses. There are dual aspect sash windows. Fitted carpet. Radiator. Ceiling hatch giving access to the loft space.

#### Services

Mains water, electricity, gas, mains drainage and telephone subject to BT regulations. Fibre optic broadband is available.

#### Please Note

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Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

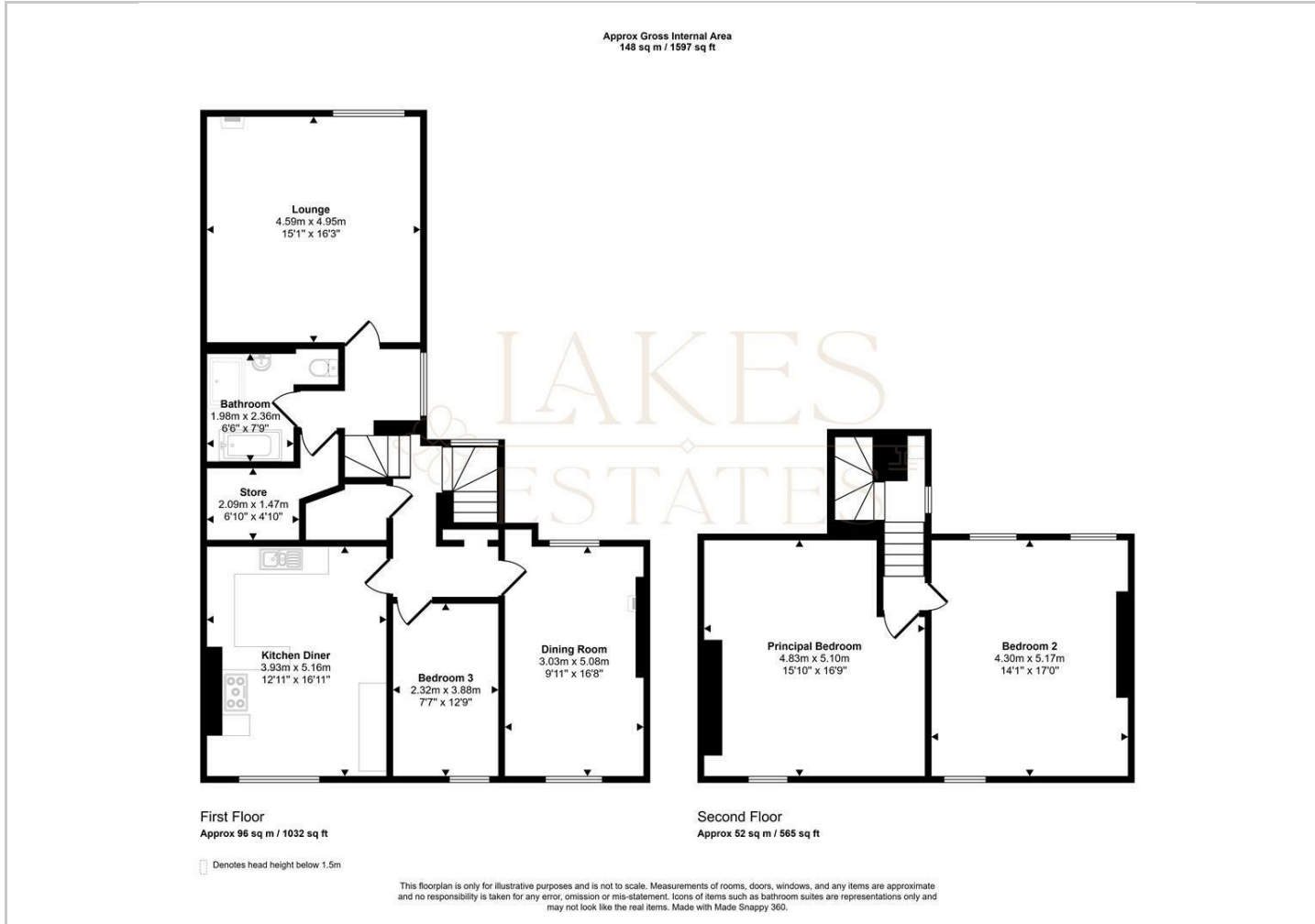
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

## Directions

The property is located on Little Dockray in the centre of Penrith. It is accessed from the main street through a numbered door between The Unicorn and Dotty Days.



## Floor Plans



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Penrith,  
Tel: 01768 639300 Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>

## Location Map



## Energy Performance Graph

