



Penrith

£170,000

12 Benson Row, Penrith, Cumbria, CA11 7YN

This characterful, three bedroom, double-fronted terraced home is ideally located in the heart of the town centre, just minutes from the bus station, shops, supermarkets, restaurants, and cinema.

Dating back to 1820, this charming property offers a spacious and practical layout with ample storage, while retaining a wealth of period features including exposed beamed ceilings, a beautiful stone staircase with window seat and a small, pretty courtyard garden with a useful stone outbuilding.

Sold with no onward chain, this attractively priced home offers an exciting opportunity for those looking to put their own stamp on a great home and would appeal to first-time buyers, investors, or those looking to downsize.

Quick Overview

Three bedroom, double fronted terrace
Characterful accommodation throughout

Town centre location

An ideal first time purchase

Pretty courtyard garden with stone
outbuilding

No onward chain

Located within minutes of shops, restaurants
and bus station

Lovingly updated throughout

Convenient residents permit parking

Ultrafast broadband available



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Ultrafast
available



Residents permit
parking

Property Reference: P0557



Kitchen



Living/ Dining Room



Living Area



Dining Area

Entering into an impressive living/dining room featuring a beamed ceiling and open fireplace, the space provides a flexible and inviting area that sets the tone for the character found throughout the home. From here, a door leads to an inner hallway, where the beautiful stone staircase and generous understairs storage can be found, along with access to the kitchen and utility room.

The utility room provides valuable additional space and includes a downstairs W.C. The kitchen, updated in 2017, has been thoughtfully designed to maximise storage whilst offering direct access to the courtyard garden.

Upstairs, there are three well-proportioned bedrooms, with bedroom one offering a particularly generous space and two windows, both with charming window seats. The bathroom has been stylishly updated and includes sandblasted quartz floor tiles, retaining the warmth and character that the home exudes.

Externally, the stone outbuilding, with power and lighting, offers excellent storage and scope to be utilised as a home office or garden room. The pretty courtyard garden provides a small, secluded and enjoyable outdoor space.

A residents' parking permit allows for convenient town centre parking, with readily available spaces nearby on Sandgate or Friargate.

Accommodation with approx. dimensions

Ground Floor

Living/ Dining Room

18' 6" x 14' 2" (5.64m x 4.32m)

Inner Hallway

Utility Room & Downstairs W.C

Kitchen

7' 7" x 8' 5" (2.31m x 2.57m)

First Floor

Bedroom One

11' 4" x 13' 11" (3.45m x 4.24m)

Bedroom Two

7' 9" x 8' 9" (2.36m x 2.67m)

Bedroom Three

7' 5" x 14' 3" (2.26m x 4.34m)

Bathroom

5' x 9' 1" (1.52m x 2.77m)

Stone Outbuilding

8' 9" x 7' 4" (2.67m x 2.24m)



Kitchen



Stone Staircase



Bathroom



Bedroom Two



Bedroom Three



Bedroom Three

Property Information

Tenure

Freehold

Council Tax

Band B

Westmorland & Furness Council

Services & Utilities

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

EPC

Band D

Broadband Speed

Ultra fast available

Directions

From our office, turn left onto Great Dockray, Turn left at the 1st cross street onto Princes Street - and take the next left on Cown Square. Turn right onto King St/A6 and then first left onto Old London Rd. Continue straight onto Friargate then bear left onto Benson Row. The property can be found on the right hand side

What3words Location

///s tilted.machinery.holds

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£180,000

Anti-Money Laundering

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 (ind. 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 (ind. vat)



Stone Outbuilding



Courtyard Garden



Bedroom One



Bedroom One

[Request a Viewing Online](#) or Call 01768 593593

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