

**WILKES
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HILL**

Residential
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15 Sandgate, Penrith, CA11 7TN



- **Handsome Grade 2* Listed Cottage in the Centre of Penrith**
- **Many Original Features Including Wood Panelling + Ornate Plaster Ceiling Motif**
- **Small Front Garden, Rear Open Porch + Private Off Road Parking Space**
- **Living Room + Dining Kitchen**
- **2 Bedrooms, First Floor Bathroom + Useful Attic Room with Potential to Convert**
- **Gas Central Heating Via a Condensing Boiler + Secondary Glazing**
- **Tenure - Freehold. Council Tax - Band A. EPC - D**

Price £185,000

This enchanting historic cottage, grade 2* listed and close to the centre of Penrith, originally formed part of Sandgate Hall, home to the Duke of Richmond in the 18th Century but with indications of being a 17th century building. The property is rich in character and original features including a Wood Panelled Living Room with an Ornate Jacobean plaster ceiling motif. the accommodation comprises; Living room, Dining Kitchen, 2 Bedrooms, a Bathroom and a useful Attic Room. Outside there is a small Forecourt Garden and a Open Porch to the rear. there is also a Private Parking Space accessed from Sandgate car park. The property also benefits from Secondary Glazing and Gas Central Heating from a Condensing Boiler.

Location

Head up Sandgate, number 15 is the last house on Sandgate on the left.

The what3words position is; suits.digested.ruled

Amenities

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property. Heating is from a condensing boiler.

Tenure Freehold

The property is freehold and the council tax is band A.

It is understood that an annual charge, thought to be around £100, is due to Sandgate Court Management, however, the current owners have not been asked to contribute to this.

The listed building details are;

No 15 was once Sandgate Hall and was HQ of the Duke of Richmond in 1745. Scored stucco over stone, old slate roof. Three segmental headed doorways with fanlights and modern doors. Three double sash windows on ground floor, another 3 and a single sash above, all in plain stone architraves. Interior of No 15 contains early C18 panelled room with moulded plaster cornice and ornamented plaster/ceiling with Jacobean-type strapwork, with initials FMD and date 1647.

Viewing

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Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

Through a part glazed timber panelled door to the;

Living Room 15'4 x 12'10 + bay (4.67m x 3.91m + bay)

Being wood panelled to all four walls including arched doors accessing the under stairs cupboard. There is an ornate plaster motif to the ceiling dated 1647 and a fireplace with stone surround and hearth (a gas supply is available). There are two secondary glazed sash windows to the front, a double radiator, a TV aerial point, a telephone point and an open doorway to the;



Inner Lobby

Stairs lead to the first floor and a part glazed timber panel door opens to the;

Dining Kitchen 8'3 x 15'6 (2.51m x 4.72m)

Fitted with oak fronted wall and base units and a flecked worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a gas and electric cooker point, space for an upright fridge freezer and plumbing for a washing machine. There are two exposed timbers to the ceiling, a double radiator and a wall mounted MCB consumer unit. A part glazed timber panel door opens to the rear.



First Floor-Landing

Having an exposed beam to the ceiling, a secondary glazed sash window to the side and a single radiator. A ceiling trap with drop-down ladder gives access to the roof space and there is a recessed cupboard above the stairwell.

Bedroom One 13'4 x 13' min 14' max (4.06m x 3.96m min 4.27m max)

Having an original cast-iron feature fireplace in a painted stone surround. There is an exposed beam to the ceiling and two secondary glazed sash windows with panelling around face to the front. There is a double radiator a TV point and a telephone point.



Bedroom Two 7' x 10'2 (2.13m x 3.10m)

There is a painted feature fireplace with no flue, a secondary glazed sash window to the side, a double radiator and a telephone point.

**Bathroom 8'8 x 5'6 (2.64m x 1.68m)**

Fitted with a toilet, a wash basin and a bath having a mains fed shower over and tiles around. A built-in cupboard houses a Worcester condensing combi boiler providing the hot water and central heating. The floorboards are stripped and there is a single radiator, an extractor fan and a small double glazed window.

**Attic Room 8'9 x 13'2 (2.67m x 4.01m)**

Being floored out and having lights, power points, a TV point and telephone point.

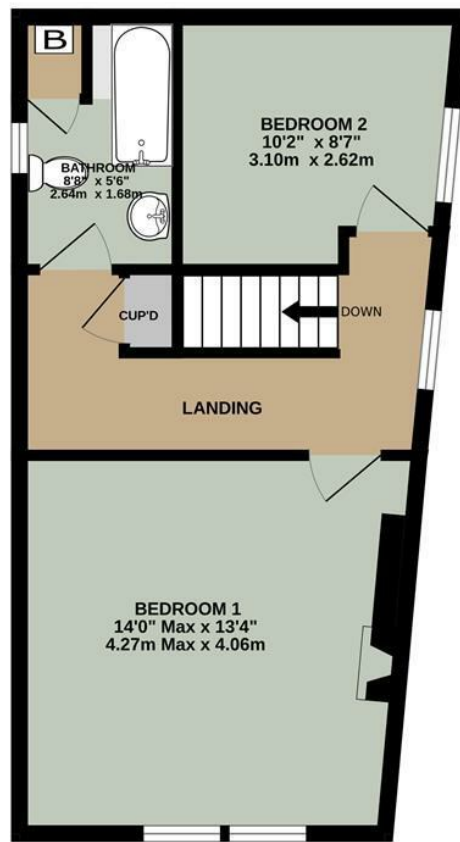
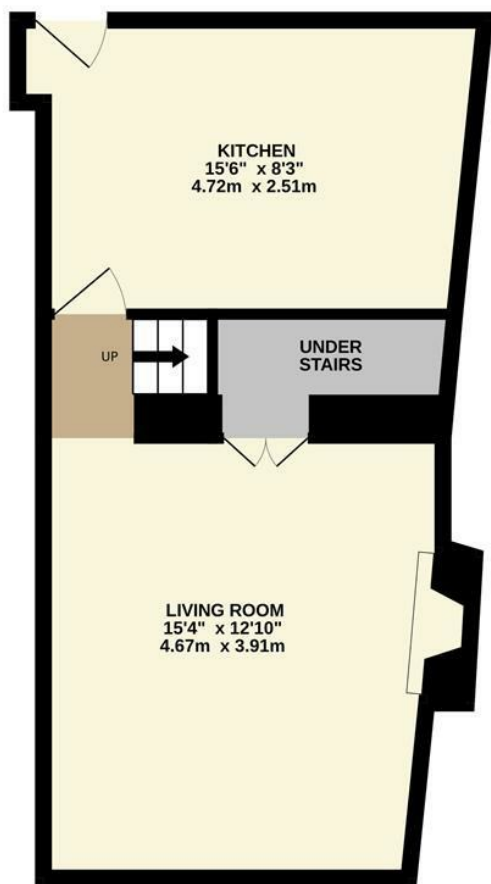
**Outside**

To the front of the house is a small forecourt given over to a shrub flower bed with a low stone wall around. A metal gate opens from the pavement to a stone flagged path leading to the front door.

The door from the kitchen leads to an open porch where the gas and electric meters are and there is plenty of space for the dustbin and recycling. A shared path from the porch leads through Sandgate Court to a private off Road Parking Space.

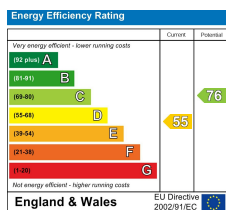
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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