



**Stone House, 21 Arthur Street, Penrith. Call 7TU**

Guide Price £800,000

**PFK**

# Stone House, 21 Arthur Street

Penrith

This magnificent Grade II listed detached house beautifully combines timeless period charm with modern comforts, offering exceptional living space in a highly sought-after location. The property's striking stone facade, bold entrance door and decorative columns create an immediate sense of distinction, while the gated driveway, flanked by mature trees and classic stonework, provides ample off-road parking and a private approach.

Inside, elegant hallways with high ceilings, intricate mouldings and stunning parquet floor lead to three versatile reception rooms, two of which feature original period fireplaces and all of which are filled with natural light through large sash windows. These spaces perfectly balance grandeur with comfort, making them ideal for entertaining or family living.

The property boasts four generous double bedrooms, complemented by two bathrooms, the cellar provides 3 large storage rooms and an attic offers additional versatile space. Bedrooms feature high ceilings and charming period details, while the bathrooms combine luxurious modern fittings with classic elegance.

The bright, contemporary kitchen is the heart of the home, fitted with integrated appliances, sleek cabinetry and a dining area that opens to the garden, perfect for indoor-outdoor living.





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The expansive grounds include lawns, landscaped greenery, mature trees, a gazebo, a life sized chessboard and a greenhouse, alongside a stone patio and multiple seating areas that create a tranquil, private retreat.

Additional benefits include the barn and outbuildings, landing with period bannisters and stunning windows to most rooms overlooking the gardens.

This distinguished family home seamlessly blends period elegance with convenience, offering a rare opportunity to acquire a property with truly exceptional indoor and outdoor living spaces.

Situated close to Penrith town centre, this property enjoys a lovely setting with excellent access to local amenities. It's within walking distance of the town's shops, cafes, and leisure facilities as well as highly regarded schools such as Queen Elizabeth Grammar School (QEGS) and Ullswater Community College. The Lake District National Park is just a short drive away and excellent transport links via the M6 and Penrith's West Coast Main Line station make commuting straightforward.



## ACCOMMODATION:

### Ground Floor

#### Grand Entrance Hall

#### Library

17' 4" x 15' 11" (5.29m x 4.86m)

#### Sitting Room

21' 5" x 19' 0" (6.52m x 5.79m)

#### Sitting Room/Office

18' 0" x 14' 4" (5.48m x 4.37m)

#### Inner Hall

6' 4" x 5' 4" (1.94m x 1.63m)

#### Laundry Room

7' 7" x 7' 0" (2.31m x 2.13m)

#### WC

7' 1" x 3' 5" (2.16m x 1.03m)

#### Side Entrance

3' 9" x 3' 8" (1.14m x 1.11m)

#### Dining Room

9' 3" x 16' 6" (2.81m x 5.03m)

#### Dining Kitchen

18' 10" x 14' 0" (5.73m x 4.26m)

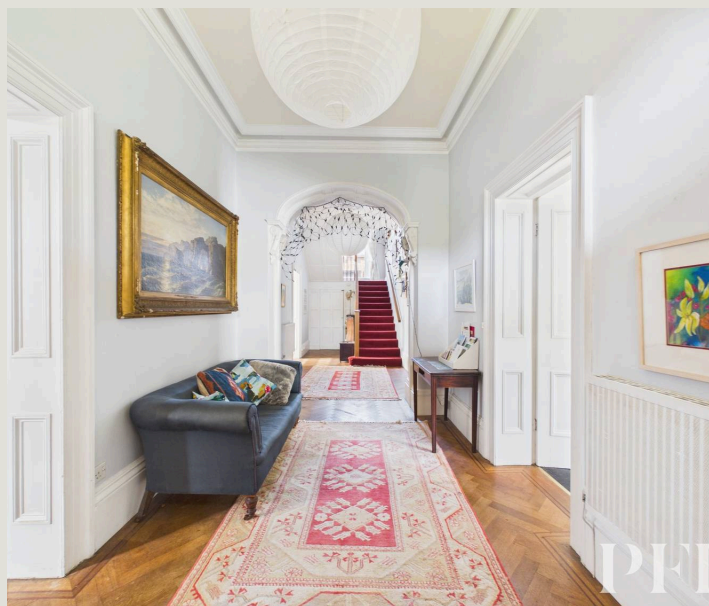
#### Basement Cellar

Situated off the inner hall, a substantial basement level unfolds to reveal three well appointed rooms centred around an expansive hall, presenting both excellent storage and exciting potential for refined redevelopment, subject to the appropriate permissions.

### First Floor

#### Landing

17' 4" x 8' 2" (5.28m x 2.50m)



## First Floor

### Bedroom 1

17' 4" x 15' 11" (5.29m x 4.86m)

### Bedroom 2

17' 4" x 15' 11" (5.28m x 4.86m)

### Bedroom 3

15' 2" x 14' 6" (4.62m x 4.41m)

### Bedroom 4

11' 9" x 10' 3" (3.57m x 3.12m)

## Inner Landing

### Walk in Storage

6' 3" x 5' 3" (1.91m x 1.61m)

### Walk in Storage

8' 0" x 3' 3" (2.43m x 1.00m)

### Shower Room

13' 6" x 7' 3" (4.12m x 2.22m)

### WC

5' 3" x 3' 8" (1.59m x 1.12m)

### Bathroom

9' 3" x 8' 7" (2.83m x 2.62m)



## Second Floor

### Landing

7' 1" x 3' 5" (2.17m x 1.03m)

### Attic 1

19' 5" x 16' 2" (5.91m x 4.94m)

### Attic 2

9' 10" x 5' 5" (2.99m x 1.64m)

### Attic 3

9' 7" x 7' 8" (2.91m x 2.33m)





**Outside:** The gardens surrounding this distinguished home are a true sanctuary, meticulously designed to combine beauty, functionality and tranquility. Expansive lawns and mature trees provide a sense of privacy and space, while landscaped flowerbeds and shrubs create year-round visual interest. A stone patio and multiple outdoor seating areas offer the perfect spots for relaxing, entertaining or enjoying quiet moments in the fresh air. Winding paths lead through the grounds, encouraging exploration and appreciation of the property's natural charm. For those with a passion for outdoor living, the gardens offer a wealth of unique features. A charming gazebo provides a sheltered space for al fresco dining, while a life-sized chessboard adds a playful and elegant touch. A greenhouse caters to gardening enthusiasts and the carefully maintained hedges and mature planting create a secluded, private retreat. With such versatile outdoor spaces, the gardens perfectly complement the home's period elegance and contemporary lifestyle, making them an exceptional feature of this remarkable property.

**Barn:** The barn is situated to the rear of the property and offers prime opportunity for change of use subject to necessary planning.

**Outbuildings:** Two outbuildings are situated at the rear providing great storage areas.

**Driveway:** The driveway provides ample parking and then a further parking area alongside the barn and outbuildings.

**Historic England Listing Status:**

<https://historicengland.org.uk/listing/the-list/list-entry/1312140>







Floor 0

Approximate total area<sup>(1)</sup>

1839 ft<sup>2</sup>  
170.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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Floor 1

**Approximate total area<sup>(1)</sup>**

1463 ft<sup>2</sup>  
136 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

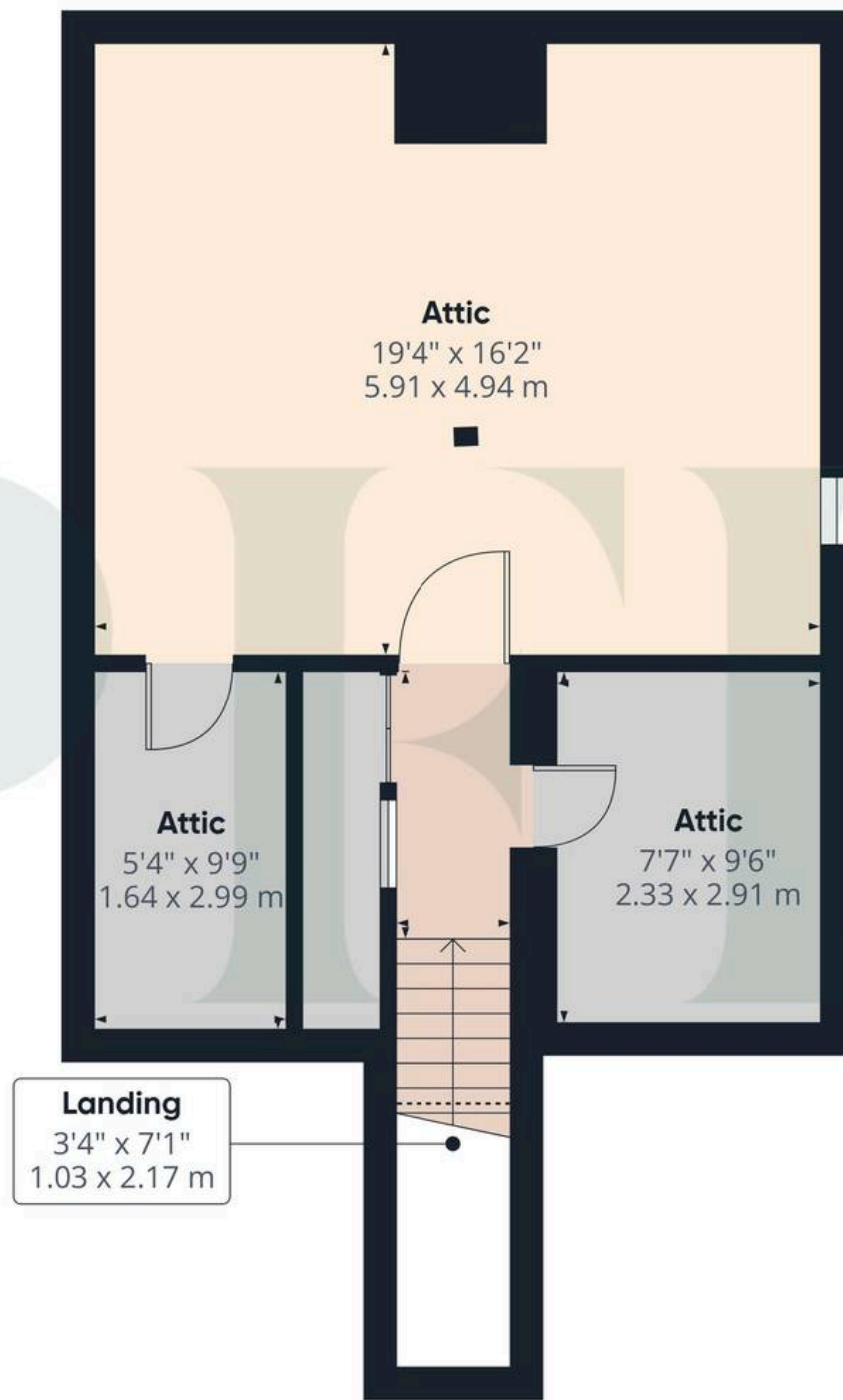
Reduced headroom

----- Below 5 ft/1.5 m

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Floor 2

**Approximate total area<sup>(1)</sup>**

478 ft<sup>2</sup>

44.3 m<sup>2</sup>

(1) Excluding balconies and terraces

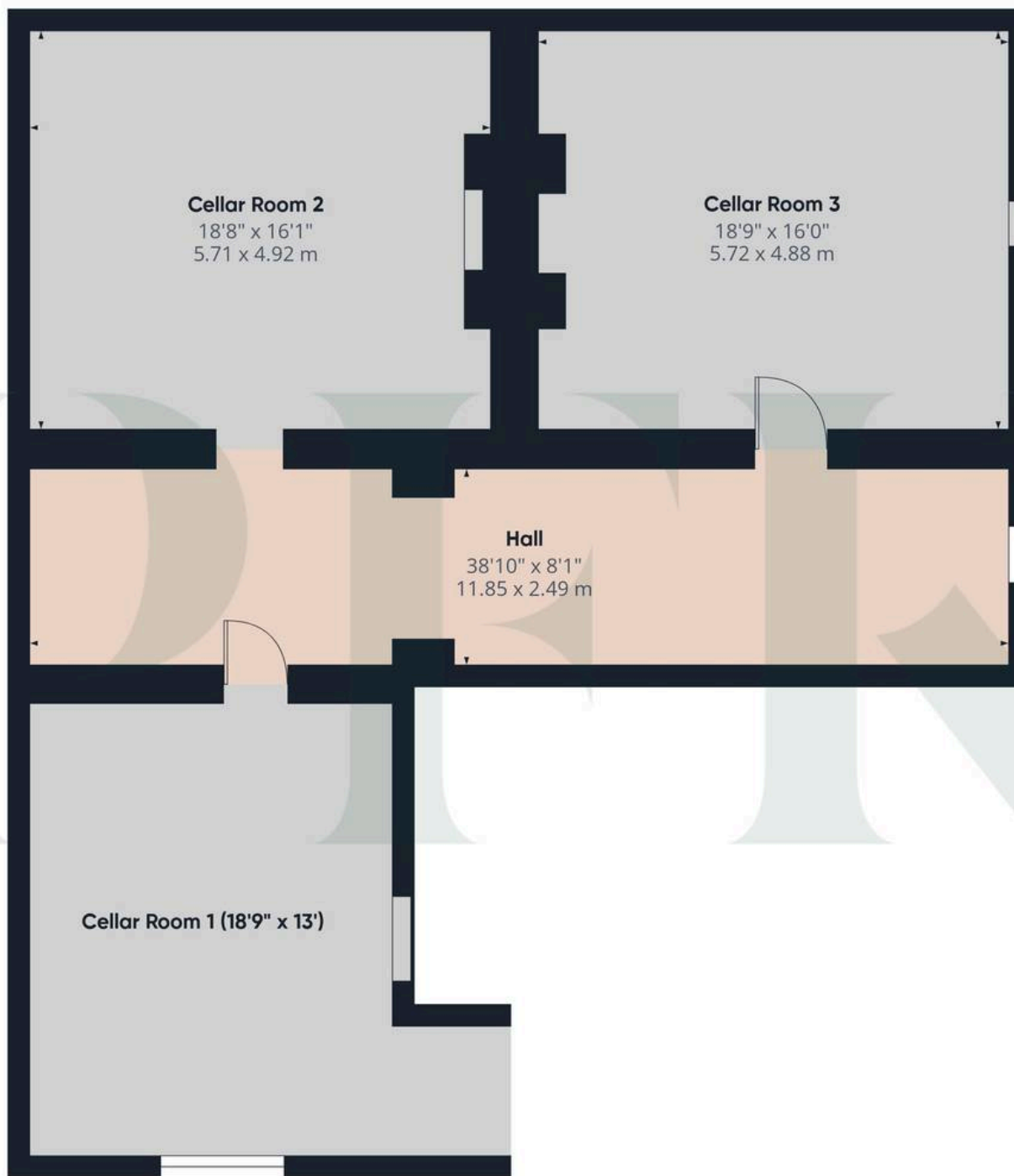
Reduced headroom

----- Below 5 ft/1.5 m

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Floor -1

**Approximate total area<sup>(1)</sup>**

1201 ft<sup>2</sup>

111.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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## ADDITIONAL INFORMATION

### Directions:

Stone House, 21 Arthur Street can be found using the postcode CA11 7TU or alternatively by using what3words: ///porch.tastings.rails

### Services:

Mains electricity, water, drainage & gas heating system. 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.

### Referrals & Other Payments:

PFK works with preferred providers for services relating to 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 (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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 £221 in 2024 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.

- **Tenure: Freehold**
- **EPC: TBA**
- **Council Tax Band:G**





## PFK Estate Agents

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