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1 Milestone Cottages, Penrith, CA11 9NQ
Guide Price £350,000

PFK

1 Milestone Cottages

The Property:

Occupying an elevated position and enjoying truly outstanding, far-reaching views across the surrounding ranges, this appealing family home offers a wonderful combination of generous accommodation, versatile living space and a setting that is quite simply special. Believed to date from the 1940s, the property has been thoughtfully extended on two occasions over the years, creating a spacious home that has been adapted to suit modern family life, with the added benefit of some particularly beautiful outlooks to enjoy.

The entrance hall provides a welcoming introduction, with stairs rising to the first floor and access to the principal reception rooms. Positioned to the front of the property, the living room takes full advantage of the elevated outlook, with windows framing the surrounding views and an open fire providing an inviting focal point. Bi-fold doors connect this room to the impressive extended kitchen, dining and living space, creating a lovely sense of flow between the two areas.

Without doubt, this open-plan room forms the heart of the home. The kitchen has been fitted with a stylish range of units, complemented by a quartz work surface and a fabulous central island, providing additional preparation space, storage and a natural gathering point for family and friends. Integrated appliances include a tall fridge and tall freezer, dishwasher, eye level double oven and hob with extractor above, together with a useful integrated bin store. There is excellent storage throughout, whilst ample space remains for both dining and relaxed living areas. Bi-fold doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living and making this a particularly appealing space for everyday family life and entertaining alike.



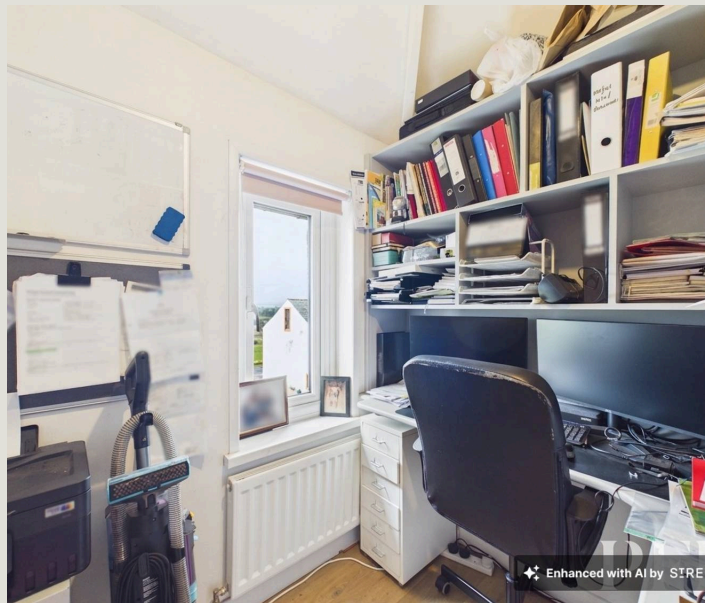
1 Milestone Cottages

The property continued....

Returning to the entrance hall, the additional reception room offers excellent versatility. Currently arranged as a snug, this spacious room has previously been used as a fourth bedroom, providing flexibility for those seeking additional sleeping accommodation, a cosy retreat or perhaps a hobby room. A generous understairs storage cupboard is also accessed from here. The former shower room has been converted to create a useful utility room, with space for a washing machine and tumble dryer, a slimline sink and a range of cupboards, including a tall storage unit. A separate door leads through to the downstairs WC.

The first floor landing divides to serve the bedrooms and family bathroom. Positioned within the side extension, the principal bedroom enjoys dual aspect windows, allowing natural light to fill the room whilst providing further opportunities to appreciate the outlook. An ensuite shower room completes this comfortable principal suite, comprising a shower cubicle, wash basin and WC.

Two further double bedrooms are situated to the opposite side of the landing. The smaller of the two, positioned to the front, benefits from stylish fitted wardrobes, whilst the additional double bedroom offers further well proportioned accommodation. Also overlooking the front of the property, the separate office provides an appealing workspace, with the surrounding views offering an inspiring backdrop for working from home, studying or pursuing creative interests.



1 Milestone Cottages

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The family bathroom completes the first floor and comprises a WC, wash basin and bath with fitted shower screen and shower attachment. A heated towel rail and useful linen cupboard add to the practicality of the space.

Externally, the property continues to offer plenty of scope for its next owners. The rear garden is a blank canvas, arranged over two levels and providing generous space for landscaping and outdoor seating areas, with walled boundaries to two sides. Whether creating a garden for relaxing, entertaining or enjoying outdoor activities, there is ample opportunity to shape the space to suit individual tastes and requirements.

To the front, a generous driveway provides ample offroad parking and leads to the double garage, which benefits from an electric door and excellent space for vehicles, storage or hobbies. The front garden is also a pleasing feature, being generously proportioned and largely laid to lawn, with established flower beds, a productive apple tree and a summer house adding interest and character.

Combining versatile family accommodation, an impressive open-plan living space, excellent parking and gardens with scope to personalise, this is a home with much to offer. Above all, its elevated position and remarkable far-reaching views provide a truly special backdrop to everyday life.





1 Milestone Cottages

Location & Directions:

1 Milestone Cottages is positioned on the northern edge of Penrith, this location offers a delightful rural outlook while remaining just a few minutes' drive from Penrith town centre and the array of amenities and schools on offer. Excellent transport links via the A6 and M6 provide easy access to the Lake District, Carlisle and beyond, making it ideal for both commuting and leisure.

Directions

The property can be located by using What3Words - [///digress.clearing.awakening](#) or via the Post Code CA11 9NQ. A For Sale board has also been erected for identifying purposes.

- Extended 3/4 bed 2 bathroom semi detached family home
- Outstanding far reaching views
- Fabulous stylish dining kitchen
- Spacious accommodation
- Generous front & rear gardens
- Ample driveway parking & double garage
- EPC Rating - TBC
- Tenure: Freehold
- Council Tax: Band C



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room

13' 0" x 13' 10" (3.95m x 4.21m)

Kitchen/Dining/Living Room

14' 8" x 19' 1" (4.48m x 5.81m)

Snug/Bedroom 4

10' 0" x 12' 2" (3.04m x 3.70m)

Utility Room

6' 7" x 4' 8" (2.00m x 1.41m)

Downstairs WC

3' 1" x 4' 7" (0.93m x 1.40m)

FIRST FLOOR LANDING

Family Bathroom

7' 1" x 11' 10" (2.16m x 3.60m)

Bedroom 1

9' 11" x 16' 11" (3.02m x 5.16m)

Ensuite

4' 10" x 4' 5" (1.48m x 1.35m)

Bedroom 2

9' 0" x 11' 10" (2.74m x 3.60m)

Bedroom 3

7' 8" x 9' 1" (2.34m x 2.77m)

Office

6' 7" x 5' 2" (2.01m x 1.58m)





EXTERNALLY

Front & Rear Gardens

Driveway Parking & Double Garage

DOUBLE GARAGE

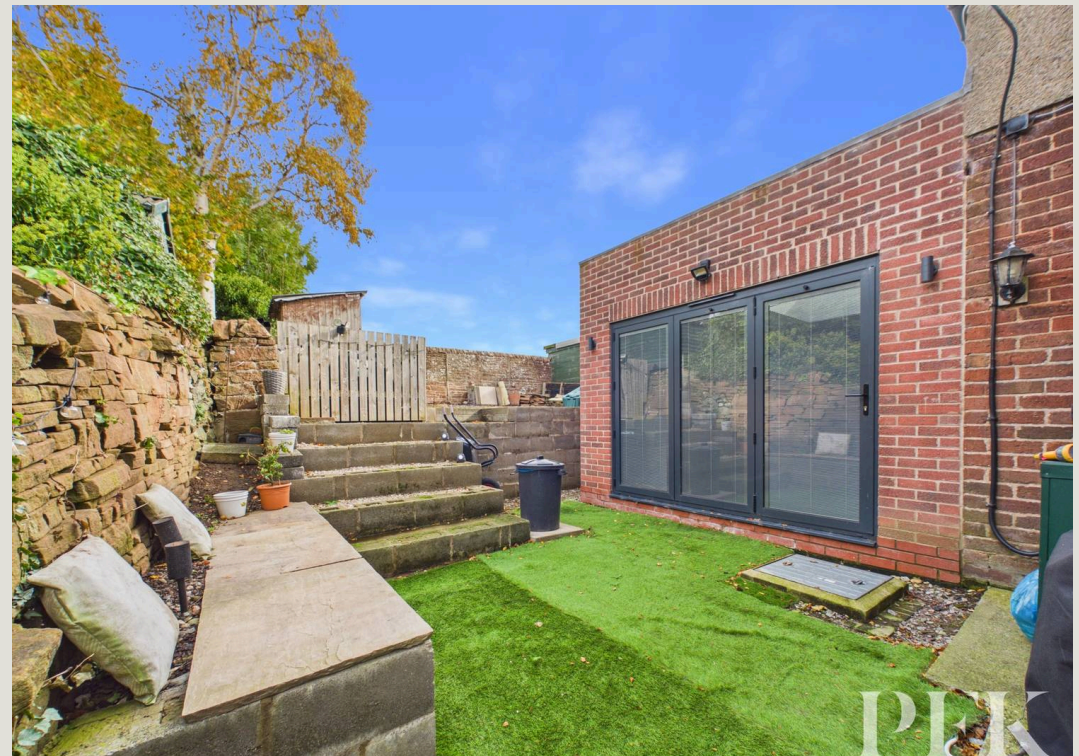
1 Parking Space

OFF STREET

DRIVEWAY

4 Parking Spaces

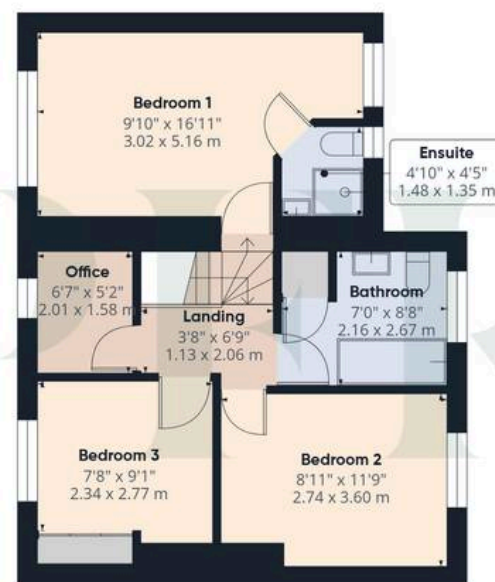








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1500 ft²

139.5 m²

(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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ADDITIONAL INFORMATION

Services

Mains water and electricity. Septic tank/treatment plant drainage; Oil-fired central heating. PLEASE NOTE - It is understood that the septic tank is shared between 11 properties and has been upgraded in the last 3-5 years. The maintenance is overseen by a neighbouring company with intermittent payments requested when required, for example, when emptied. We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. 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

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