

**WILKES
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Residential
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2 Sandath House, Fell Lane, Penrith, CA11 8BJ



- **Large, Light and Airy Ground Floor Apartment, Circa 2,300 Sq. ft**
- **High Ceilings with Ornate Plaster Coving**
- **Significant Portion of a Victorian Mansion House in the New Streets Conservation Area**
- **Large Living Room, Dining Room + Dining Kitchen**
- **3 Bedrooms, 2 En-Suite + House Bathroom**
- **Generous Shared Gardens to the Front, Side and Rear**
- **2 Garages with Automatic Doors + 2 Further Parking Spaces**
- **Council Tax Band - G. EPC - D**
- **Tenure - Leasehold, 999 Years from January 1993**

Asking price £485,000

Elegance, opulence, light and space are abundant in this remarkable ground floor apartment in this imposing former mansion, built around 1870 and set on Fell Lane, within the New Streets Conservation Area.

With approximately 2,300 Sq. ft - 215 Sq. m of floorspace, ceilings up to 11 ft high, tall windows and a wealth of ornate plaster coving and ceiling roses, this is a true "one off" home of distinction from the first sight of Sandath House as you head up the drive, entering the building through the impressive Central Hallway and investigating the spacious and airy accommodation which comprises; a broad Hallway, a huge Living Room and Dining Room, a roomy Dining Kitchen, 3 Generous Bedrooms, 2 with En-Suite Shower Rooms, a House Bathroom and a Utility/Laundry Room.

The rooms look out on the Lawned Garden surrounded by Mature Trees and Shrubs and to the rear of the building there are 2 Off Road Parking Spaces and 2 large Single Garages with Automatic Doors, Light and Power Points.

2 Sandath House also benefits from Secondary Glazing and Mains Gas Central Heating from a Condensing Boiler which also provides the Hot Water via a Pressurised System.

Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts, into Fell Lane. Sandath House is towards the top of the hill on the left hand side, just beyond Nicholson Lane.

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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.

Tenure

The property is leasehold. The vendor informs us that there is a 999 year lease from January 1st 1993 and that the ground rent is peppercorn with a service charge in the region of £340.00 monthly which includes the buildings insurance and upkeep of the communal areas.

The freehold is owned by the leaseholders, by way of a management company.

The council tax is band G.

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

The main entrance is to the rear of the building through a broad hardwood panelled door to the;

Central Hallway

A part glazed panelled door opens to the;

Hallway

Having high ceilings with ornate plastic coving and plaster ceiling roses. There is a built in coat cupboard, two radiators and a mix of panelled and part glazed panel doors off to all the rooms.



Living Room 23'1 x 18' (7.04m x 5.49m)

The ceiling is high with ornate plastic coving, a central ceiling rose and a picture rail around. A living flame gas fire is set in an Adam style surround with a marble hearth and back. Secondary glazed windows, with painted panelling around, face to the front and French doors to the side, both overlooking the garden. There are two double radiators, a TV aerial point and a telephone point.



Dining Room 14'2 x 16'10 (4.32m x 5.13m)

A full height secondary glazed bay window to the front of the building looks out onto the gardens. The ceilings are high with ornate plaster coving around and there is a picture rail around the room. A living flame gas fire is set in an ornate painted surround with marble hearth and back and there are two double radiators.



Dining Kitchen 11'10 x 18'8 (3.61m x 5.69m)

Fitted with a range of white fronted wall and base units and a grey granite effect worksurface incorporating a composite one and a half bowl sink with mixer tap and waste disposal. The kitchen is equipped with a built-in electric double oven, a ceramic hob with cooker hood above, a built-in fridge freezer and dishwasher. The high ceilings have ornate plastic coving and a ceiling rose. There is a part tiled section of the flooring, a double radiator, a TV point and telephone point. A secondary glazed window with wood paneling around faces to the side and a tall bi-fold door opens to the garden.



Bedroom One 12' x 17'11 max (3.66m x 5.46m max)

The ceiling is high with all ornate plaster coving, a ceiling rose and there is a picture rail around the room. Large secondary glazed windows with painted wood panelling around overlook the gardens. There are two single radiators, a TV aerial point and the telephone point. A recessed walk in wardrobe has hanging space and a light. A door opens to the ;



En-Suite 5'5 x 8'9 (1.65m x 2.67m)

Fitted with an ornate wash basin, lavatory and a corner shower enclosure with a Mira mains fed shower over. The walls are fully tiled and there is a single radiator, an extractor fan and a secondary glazed window to the side.



Bedroom Two 14'8 x 11'4 (4.47m x 3.45m)

The high ceiling has ornate plaster coving and a ceiling rose. Tall secondary glazed windows to two sides have painted wood panelling around and there is a built in wardrobe with hanging and shelf space, a double radiator and a TV aerial point.



En-Suite 9'8 x 6'4 (2.95m x 1.93m)

Fitted with a rope edged toilet, wash basin, bidet and a bath with brass taps and a Mira mains fed shower over. The walls are fully tiled, the ceiling is coved and there is a single radiator, an extractor fan and a large secondary glazed window.



Bedroom Three 7'3 x 17'11 (2.21m x 5.46m)

There are two recessed wardrobes with hanging and shelf space, the ceiling is high with plaster coving and there is a double radiator and a large secondary glazed window with wood panelling around.



Bathroom 8'7 x 4'8 (2.62m x 1.42m)

Fitted with a toilet, a wash basin with cabinet below and a panelled bath with brass taps and a Mira mains fed shower over. The walls and floor are fully tiled, and there is a shaver socket/light, an extractor fan and a single radiator.

**Utility/Laundry Room 9'11 x 7'3 (3.02m x 2.21m)**

A stainless steel single drainer sink is set in a base unit with plumbing below the worksurface for a washing machine. The wall mounted Worcester condensing boiler provides the central heating and hot water via a pressurised hot water tank which is set in a shelved airing cupboard with lockers above. There is a secondary glazed window to the rear.

Outside

Sandath House is approached along a private, block paved drive from Fell Lane which leads along the side of the building to the rear where there are two parking spaces which access the garages.

**Garage A 20'8 x 14'5 (6.30m x 4.39m)**

Having an up and over the automatic vehicle door, light and power point.

Garage B 18' 1 x 14'5 (5.49m 0.30m x 4.39m)

Having an automatic up and over vehicle door light and power point.

Across the front and along one side of Sandath there is a large shared garden area, mainly to lawn with mature trees and shrubs around.

Basement steps from the side of the house lead down to a shared cellar store.



Across the rear of Sandath House the grounds are block paved.



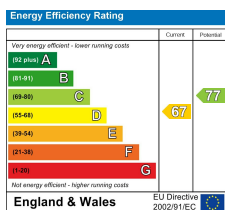
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In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.



FLOOR 1



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