



4 Beacon Edge, Penrith - CA11 7SE

Guide Price **£180,000**

PFK

4 Beacon Edge

Penrith

A charming two-bedroom cottage, ideally positioned within the highly desirable Beacon Edge area, offering well-proportioned accommodation, a generous rear garden and useful stone-built outbuildings.

Ready for new owners to make their own, this delightful home presents an excellent opportunity for first-time buyers, downsizers or those seeking a characterful property in a sought-after location.

The accommodation briefly comprises an entrance vestibule with cloaks area, leading through to a welcoming living room where an electric stove sits within an attractive stone fireplace, creating a cosy focal point. To the rear of the property, the dining kitchen provides ample space for both everyday dining and entertaining and leads through to a useful utility room, offering additional storage and practicality. Situated off the utility room is a recently fitted bathroom, thoughtfully appointed and conveniently positioned on the ground floor.

To the first floor are two well-proportioned double bedrooms, both benefitting from integrated storage cupboards and enjoying a pleasant sense of space.



4 Beacon Edge

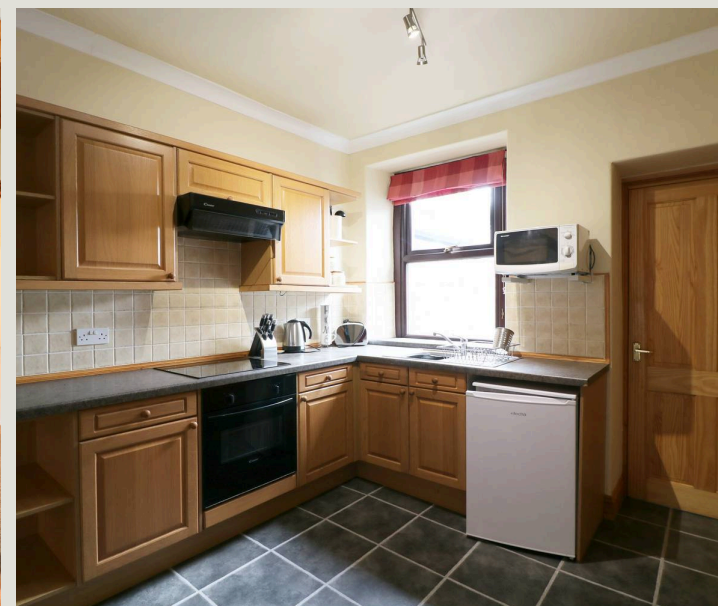
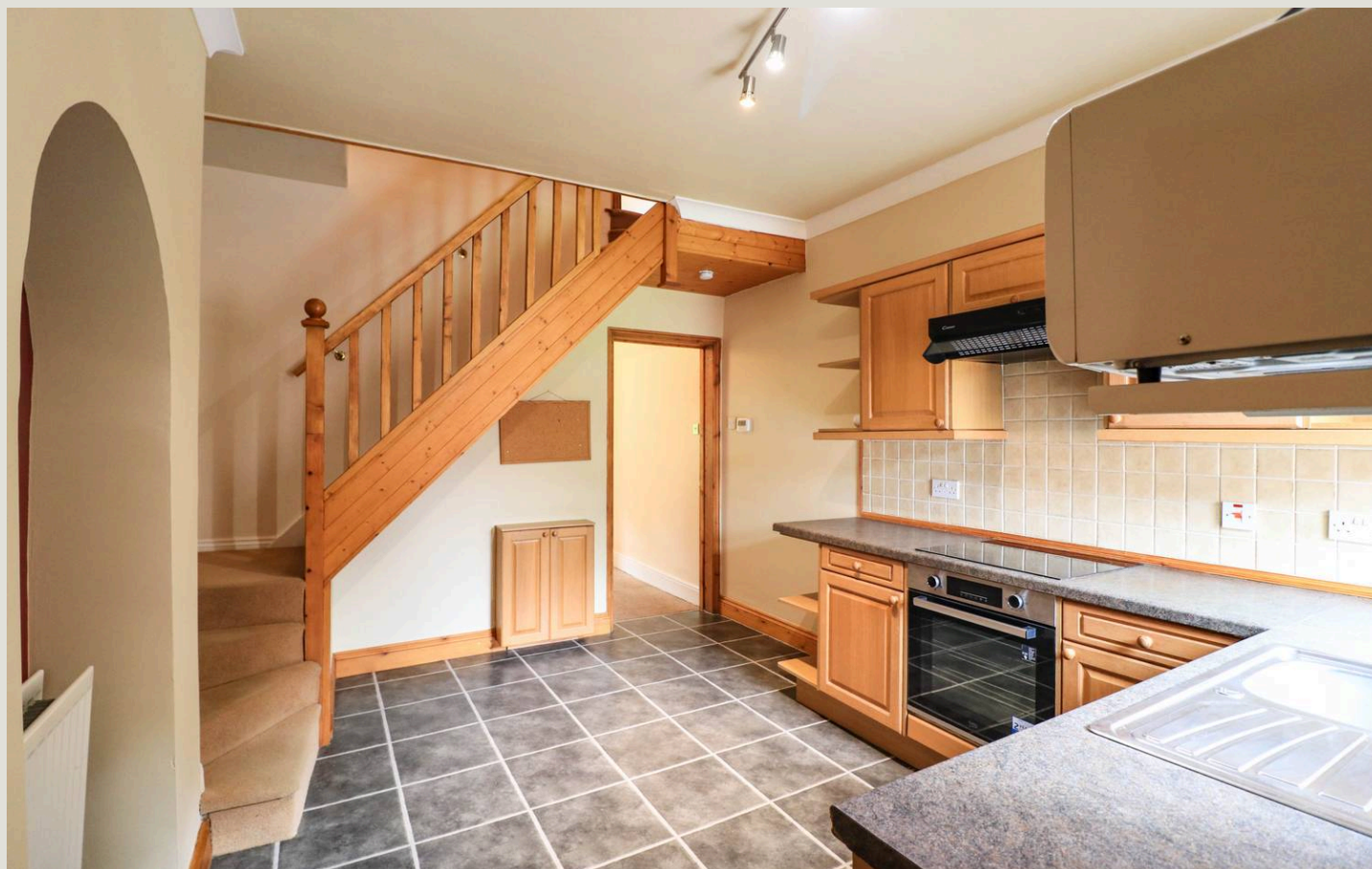
Penrith

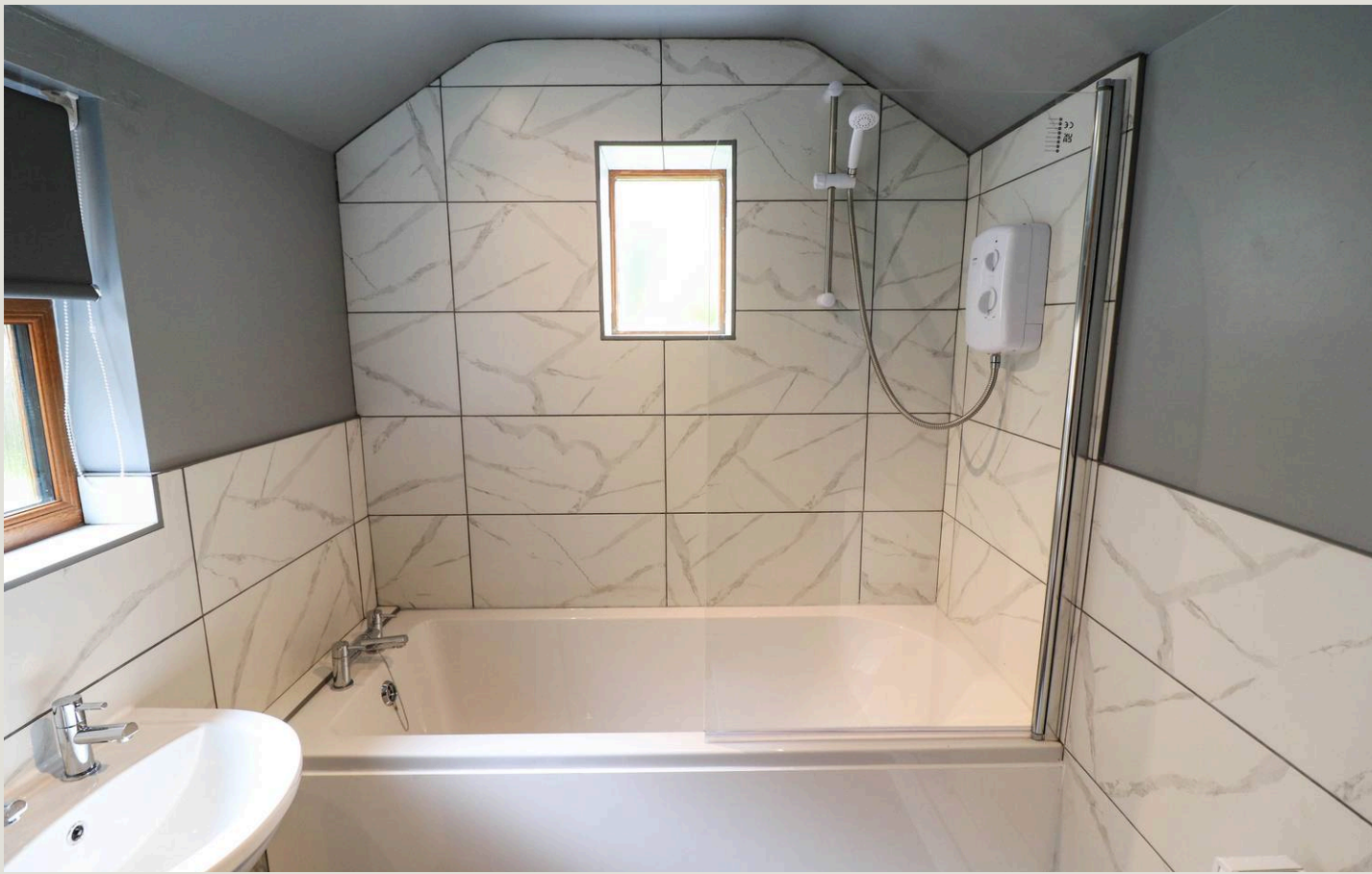
Externally, the property continues to impress with a generous rear garden, providing an excellent outdoor space to relax, garden and enjoy throughout the seasons. Two traditional stone-built outbuildings further enhance the property's appeal. One of these is for the exclusive use of Number 4, whilst the other, although under the ownership of number 4, is shared between the occupants of Numbers 1, 2 and 3.

Please note: We understand that neighbouring properties benefit from a right of way across a section of the rear garden for pedestrian access.

On-street parking is available to the front of the property.

Situated in the ever-popular Beacon Edge area, conveniently placed for access to local amenities, schools and the town centre, this charming cottage offers a wonderful blend of character, practicality and potential, making it a home not to be missed.



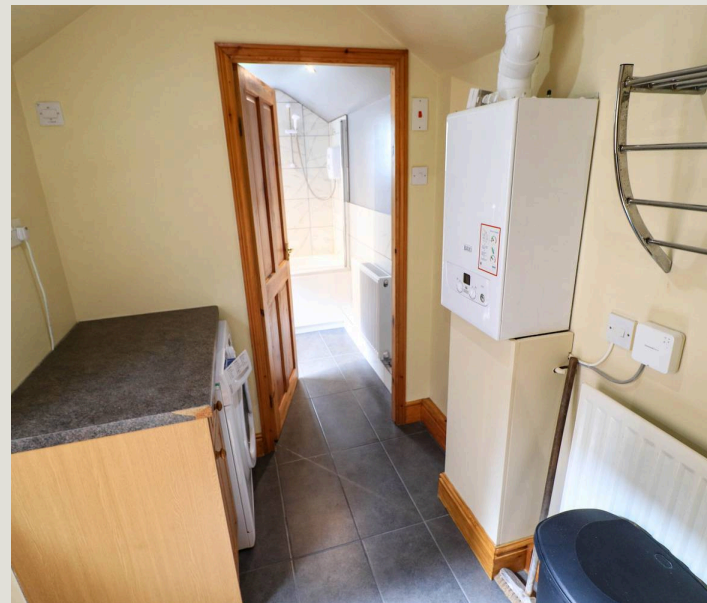


4 Beacon Edge

Penrith

Penrith caters well for everyday needs with all the amenities associated with a thriving market town, for example primary and secondary schools, varied shops, supermarkets, banks, bus and railway stations, Castle and park and a good selection of sports/leisure facilities. For those wishing to commute the M6 is easily accessible at junctions 40 or 41, and the Lake District National Park is also within easy driving distance.

- Charming 2-bed terraced cottage
- Desirable area of town
- Well-proportioned accommodation
- Spacious garden and two outhouses
- Tenure - Freehold
- Council Tax: Band B
- EPC rating D



ACCOMMODATION

Ground Floor

Entrance Vestibule

Accessed via wooden external front door leading into the sitting room.

Sitting Room

12' 0" x 9' 11" (3.65m x 3.03m)

A charming front aspect reception room with electric stove set in sandstone surround. Door to kitchen.

Kitchen Diner

13' 3" x 9' 8" (4.05m x 2.95m)

Fitted with a good range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated oven with electric hob and extractor over, under counter fridge. Stairs to first floor, ample room for dining table and chairs, window to rear overlooking the garden and door to utility area.

Utility Room

Storage unit with washing machine below, wall-mounted Baxi boiler and door to rear garden.

Bathroom

Recently refitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Obscured dual aspect windows.

First Floor

Bedroom 1

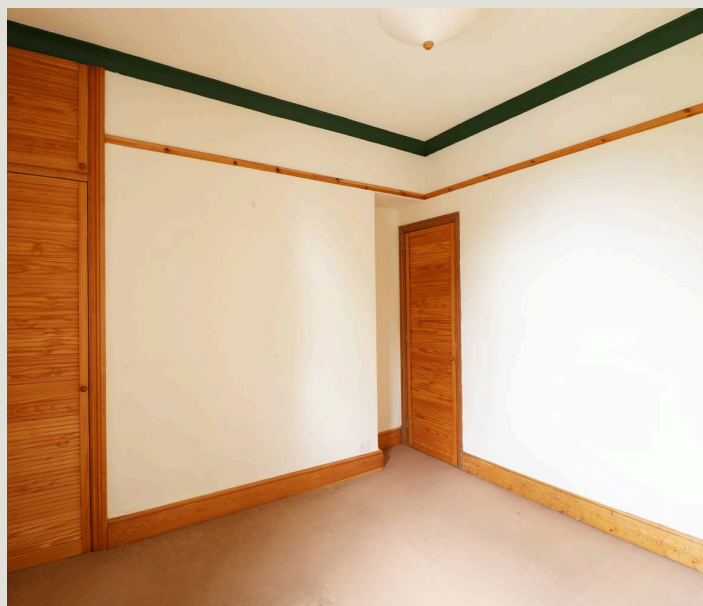
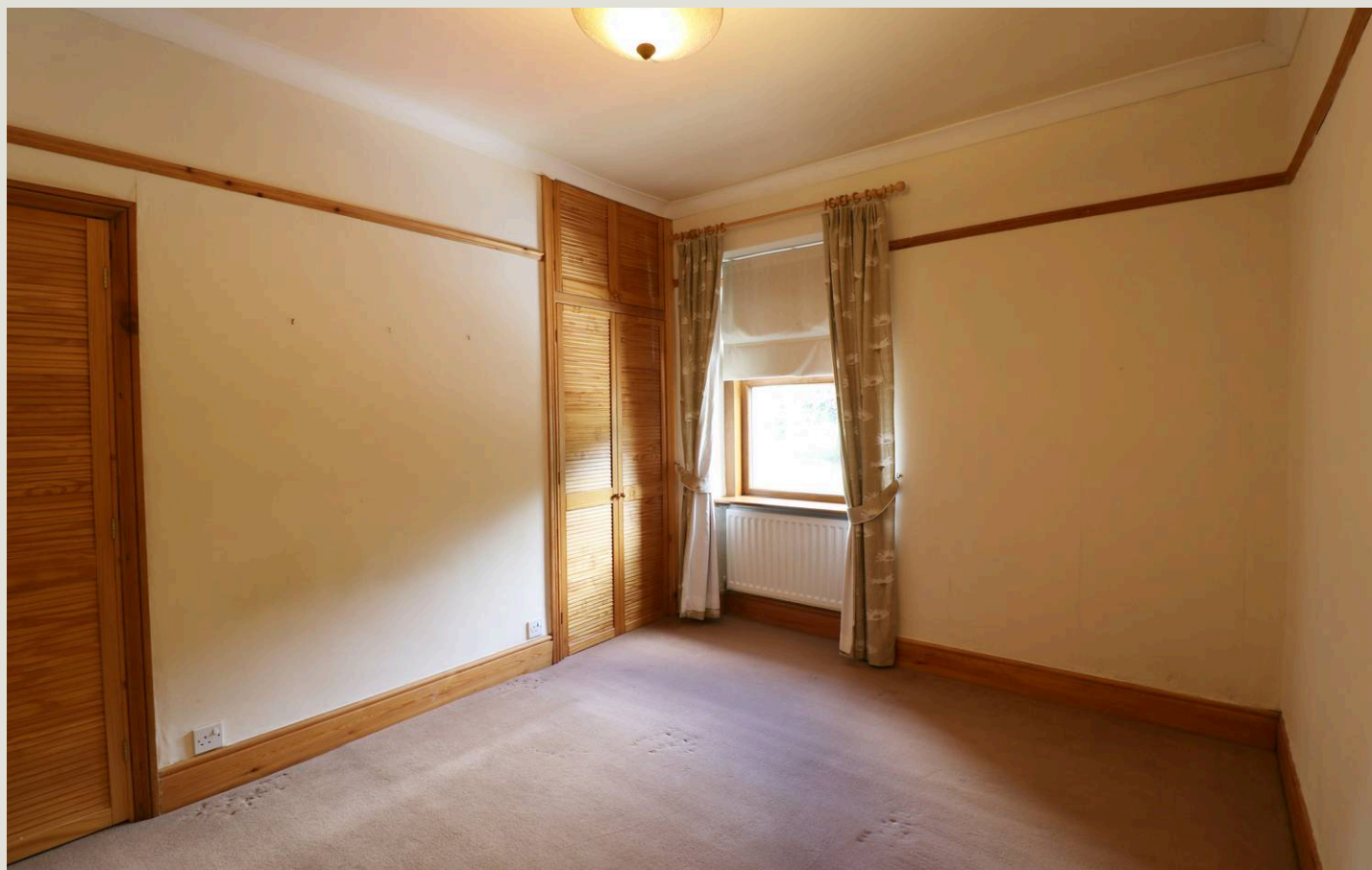
12' 0" x 9' 11" (3.65m x 3.03m)

A front aspect bright double bedroom with picture rail and built-in wardrobes.

Bedroom 2

10' 0" x 9' 11" (3.04m x 3.02m)

A rear aspect double bedroom with views towards the Lake District fells. Built-in wardrobe.



EXTERNAL

Garden & On-Street Parking

To the rear is an enclosed garden, largely laid to lawn with established hedgerow and shrubbery. There are also two stone built outhouses, ideal for storage. PLEASE NOTE - there is a right of way for the other properties in the row to cross over the garden to the side of the terrace.

Additional Information

Services

Mains gas, electricity, water and drainage. Gas central heating and majority double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Directions

From Penrith proceed up Fell Lane, turning left at the top onto Beacon Edge. The property can then be found on the left hand side, within a row of similar stone cottages.


Referrals and 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, Beyond Conveyancing Ltd): £120 to £240 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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