



Barco Hill Barco Avenue, Penrith, CA11 8LX

Guide Price **£1,100,000**

PFK

Barco Hill Barco Avenue

Penrith

This outstanding six-bedroom mansion is a rare and distinguished residence, set within beautifully landscaped private grounds and approached via a gated, tree-lined driveway. Offering elegant accommodation arranged over four floors—including an impressive basement level and a self-contained apartment to the upper floor—this remarkable home combines historic grandeur with modern refinement.

Properties of this calibre seldom come to market, particularly in such immaculate condition. Showcasing a harmonious blend of Georgian and Victorian architectural detailing, the property has been sympathetically enhanced to provide contemporary comforts while preserving its period integrity.

Perfectly suited to a variety of lifestyles—including multi-generational living and home working—the residence occupies an elevated position within the heart of Penrith. Electric gates open onto a sweeping driveway, leading to a substantial parking area and a **detached double garage** with mezzanine storage.

The grounds, extending to approximately 0.6 acres, are a true highlight. Beautifully landscaped, they feature expansive lawns, mature trees, established planting, a meadow area and a delightful pond. A recently installed decked terrace with glass balustrade—accessed from both the living room and snug—offers an ideal space for entertaining while enjoying views over the gardens. A fully enclosed courtyard, accessible from the pantry and utility room, provides further practicality and privacy, along with an additional outhouse.



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Internally, the property is a superb representation of its heritage, with a grand entrance hall featuring an impressive staircase, ornate cornicing, ceiling roses and picture rails. Generous proportions and high ceilings are evident throughout, enhancing the sense of space and elegance.

The **basement level** offers exceptional versatility and is currently arranged to include a cinema room, games room, gym, walk-in wardrobe and an additional reception space.

To the **ground floor**, three principal reception rooms provide formal and informal living options, including a dining room and living room—both enjoying dual-aspect views, with one featuring a wood-burning stove and the other an open fire. The scullery leads through to a beautifully appointed **bespoke kitchen**, fitted with high-specification appliances, a range cooker and Lakeland slate worktops. A charming informal dining nook sits to one side, while a discreet former butler's staircase provides secondary access to the upper floors. A pantry, cloakroom/WC and utility room complete this level.

The **first floor** hosts three well-proportioned bedrooms, each benefitting from dual-aspect outlooks and feature fireplaces, along with a family bathroom and additional shower room. A utility cupboard and staircase to the upper level complete this floor.



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To the **second floor**, a striking landing with symmetrical arched windows leads to further accommodation, including three additional double bedrooms, a kitchen, shower room, and a spacious living/dining room. From here, panoramic views stretch across the surrounding countryside towards the Lake District National Park, arguably offering the finest outlooks within the home.

This is a truly exceptional residence—rich in character, beautifully maintained, and offering remarkable flexibility—ideal for discerning buyers seeking a prestigious home in a prime and accessible location.





Barco Hill Barco Avenue

Penrith

Barco Avenue is a highly sought after residential area, conveniently situated for all local amenities and within walking distance of the town centre. Penrith town caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, banks, public houses and restaurants, sports and leisure facilities and a main line railway station. The M6 is easily accessible at Junction 40, with the Lake District National Park and Eden valley being just a short drive.

- A rare opportunity to acquire a truly special home
- Substantial 6 bed mansion house
- Superb accommodation over 4 floors
- Beautiful period detailing
- Private landscaped gardens
- Gated driveway & double garage
- Incredible views towards the Lakeland fells
- Council Tax: Band F
- Tenure: Freehold
- EPC rating D



ACCOMMODATION
GROUND FLOOR

Entrance Hall

A covered Victorian porch leads to the original wooden entrance door, opening into an elegant and welcoming reception hallway that immediately sets the tone for the home. Rich in period character, the space features ornate cornicing, a picture rail and a decorative ceiling rose, while a sweeping staircase rises to the first floor. A further staircase descends to the cellar level. A recessed cloak area provides practicality, and beautifully crafted wooden doors with panelled surrounds—reflective of the property's Georgian heritage—lead through to the living room, snug and formal dining room. An open archway flows seamlessly towards the kitchen, utility room and cloakroom/WC, enhancing the sense of space and connectivity throughout the ground floor.

Living Room

16' 9" x 19' 4" (5.10m x 5.90m)

A beautifully proportioned dual-aspect reception room, flooded with natural light and rich in period charm. A large bay window creates a delightful reading nook, while patio doors open onto a covered Victorian porch with access to the verandah, allowing a seamless connection to the gardens beyond. Elegant period detailing, including ornate cornicing and a decorative ceiling rose, enhances the character of the room, while an impressive multi-fuel stove set within a sandstone and brick fireplace provides a striking focal point. Recessed shelving and fitted storage cupboards sit to either side of the chimney breast, combining practicality with timeless style. The room is further complemented by carpeted flooring and radiators, creating a warm and inviting atmosphere.



Dining Room

17' 5" x 14' 1" (5.30m x 4.30m)

An elegant dual-aspect formal dining room, perfectly suited to entertaining and family gatherings alike. A large bay window to the front elevation, together with an additional side-aspect window fitted with shutters, allows natural light to fill the space while enhancing the room's refined character. A charming open fireplace set within a tiled surround creates a warm focal point, complemented by period detailing, carpeted flooring and a radiator. A door leads through to the adjoining scullery, providing excellent practicality for both everyday living and formal hosting.

Scullery

4' 11" x 14' 5" (1.50m x 4.40m)

Positioned off the dining room, the scullery offers both functionality and character, fitted with an excellent range of wall, base and glazed display cupboards topped with complementary work surfaces. A stainless steel sink with double drainer is inset beneath a side-aspect sash window, with tiled splashbacks adding a traditional touch. Further features include a radiator, carpeted flooring and direct access through to the kitchen, ensuring a natural flow through the service areas of the home.



Kitchen

14' 5" x 14' 1" (4.40m x 4.30m)

A beautifully appointed bespoke kitchen, recently fitted to an exceptional standard and thoughtfully designed in a timeless country style that complements the age and character of the property. Crafted with an extensive range of wall, base and full-height cabinetry, the kitchen is finished with striking Lakeland slate work surfaces and matching upstands, incorporating a 1.5 bowl stainless steel sink with drainer and mixer tap. No expense has been spared in the creation of this superb space, which balances traditional styling with modern convenience. A charming breakfast bar with open display shelving enhances both functionality and character, while high-specification integrated appliances include a substantial recessed range cooker with tiled splashback and extractor above, eye-level microwave, undercounter fridge and twin dishwasher drawer units. Patio doors open to the side of the property and further features include tiled flooring and a door leading through to the inner hallway.

Inner Hall

With tiled flooring and a radiator, the inner hallway provides access to the former service areas of the home and retains a wonderful sense of the property's heritage. Doors lead to the original service staircase rising to the first floor, complete with shelving and automatic lighting, while further access is granted to the charming dining nook and a spacious walk-in pantry, formerly the butler's pantry.

Dining Nook

9' 6" x 8' 6" (2.90m x 2.60m)

A delightful dual-aspect space, filled with natural light from both the windows and an additional Velux roof light. Ideal for informal dining or relaxed morning coffee, this charming area enjoys a warm and inviting atmosphere. Characterful touches include sconce wall lighting, tiled flooring and a part-glazed stable-style door providing direct access outside, further enhancing the connection between the indoor and outdoor living spaces.



Pantry

11' 2" x 8' 6" (3.40m x 2.60m)

A generously proportioned walk-in pantry, beautifully complementing the adjoining kitchen with matching Lakeland slate work surfaces, base cabinetry and open-fronted shelving. Offering excellent practical storage, the room also provides space for a large fridge freezer. A Velux window enhances the natural light, while tiled flooring and a door leading out to the enclosed rear courtyard add both practicality and convenience.

Sitting Room / Snug

14' 1" x 16' 9" (4.30m x 5.10m)

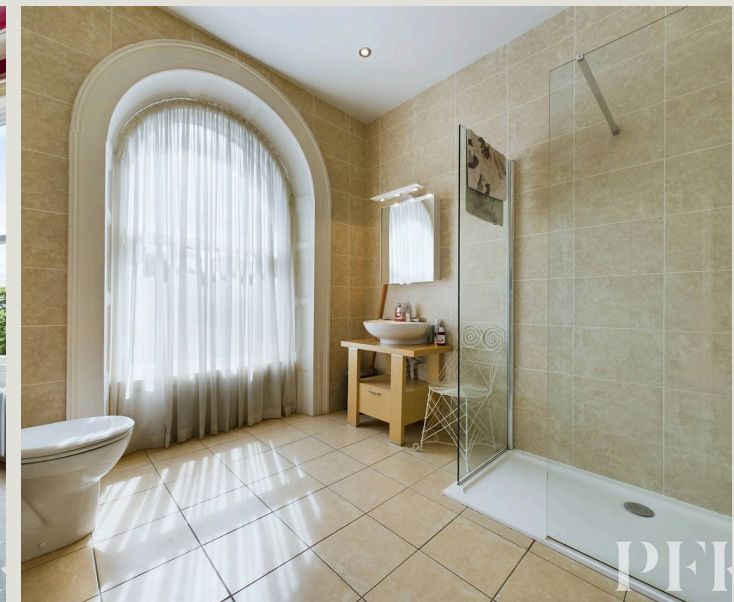
A charming and inviting reception room, rich in period character and ideal as a cosy retreat. Elegant detailing enhances the space, while an attractive fireplace with tiled and timber surround—currently housing an electric fire—creates a welcoming focal point. Recessed shelving adds character and functionality, and patio doors open directly onto the verandah, allowing lovely views and easy access to the gardens beyond. Carpeted flooring and a radiator complete the room.

Rear Hall

Featuring beautiful original-style Minton tiled flooring, the rear hallway provides access to the cloakroom/WC and a highly useful utility room. An external door leads directly out to the garden.

Cloakroom / WC

Beautifully styled with part-panelled walls and classic Minton tiled flooring, the cloakroom/WC is fitted with a wash hand basin and WC. An obscured rear-aspect window provides natural light, while a radiator adds comfort and practicality.



Utility Room

5' 11" x 11' 2" (1.80m x 3.40m)

A well-equipped and highly practical utility room, fitted with a range of wall and base units, one of which discreetly houses the central heating boiler.

Complementary work surfaces incorporate a stainless steel sink and drainer with mixer tap, while fully tiled walls ensure durability and ease of maintenance. Natural light is provided by both a window and an additional Velux roof light, and a door offers direct access to the courtyard. A traditional ceiling-mounted clothes airer further enhances the functionality of this useful space.

BASEMENT LEVEL

A staircase descends to the fully renovated basement level, thoughtfully transformed into a superb suite of versatile accommodation ideal for modern family living, entertaining and home working. A useful understairs cupboard houses the underfloor heating manifolds, while doors lead to a cinema room, games room, gym, walk-in wardrobe/cloaks room and an additional reception room or office.

Gym

13' 5" x 11' 10" (4.10m x 3.60m)

A stylish and characterful space, ideal for use as a private gym or wellness room. An attractive inglenook fireplace surround provides a striking focal point, complemented by a sash and case window, recessed ceiling spotlights and carpeted flooring.

Reception Room / Office

13' 5" x 16' 5" (4.10m x 5.00m)

A highly versatile room, perfectly suited as a home office, studio or additional reception space. Featuring an inglenook fireplace surround, recessed ceiling lighting and a window providing natural light, this room offers flexibility to suit a variety of requirements.



Cinema Room

13' 5" x 19' 8" (4.10m x 6.00m)

Designed with entertainment in mind, this impressive cinema room benefits from blackout blinds to the windows and a curtain screening the side external door, creating an authentic viewing environment. Sconce wall lighting, carpeted flooring and a fitted projector complete this excellent leisure space.

Games Room

18' 8" x 16' 5" (5.70m x 5.00m)

A substantial and versatile room, ideal for recreation and entertaining. Featuring an attractive inglenook surround, twin sash and case windows, sconce wall lighting and recessed ceiling spotlights, the room combines character with practicality and offers excellent flexibility of use.

Cloaks Room

7' 3" x 8' 2" (2.20m x 2.50m)

Currently arranged as a spacious walk-in wardrobe, this useful room is fitted with extensive shelving and hanging space, providing excellent storage and organisation.

FIRST FLOOR

An elegant staircase rises from the main entrance hall to a striking galleried landing, beautifully illuminated by a feature sash window. Further stairs, complete with a traditional rope handrail, continue to the second floor, while a discreet concertina door provides access to the original service staircase leading back to the ground floor. The landing grants access to three substantial double bedrooms, the family bathroom, shower room and a useful utility cupboard, all continuing the sense of grandeur and proportion found throughout the home.

Utility Cupboard

3' 3" x 6' 11" (1.00m x 2.10m)

A practical and well-appointed utility space fitted with work surfaces and wall-mounted shelving, together with plumbing for a washing machine and a wall-mounted central heating boiler. A rear-aspect window provides natural light.



Family Bathroom 2

11' 2" x 8' 10" (3.40m x 2.70m)

A spacious and well-appointed family bathroom fitted with a four-piece suite comprising WC, wash hand basin, bath with tap-connected handheld shower attachment, and a separate tiled shower cubicle with mains-fed shower. The room also benefits from recessed shelving and a useful storage cupboard, while part-tiled walls, laminate flooring, radiator and an obscured sash window complete the space.

Bedroom 1

11' 2" x 8' 10" (3.40m x 2.70m)

An impressive dual-aspect principal bedroom enjoying far-reaching views towards the Lake District National Park through elegant sash windows fitted with traditional wooden shutters. Rich in character, the room features an attractive open fireplace with ornate tiled insert and timber surround, together with fitted wardrobes, radiators and carpeted flooring, creating a refined and restful retreat.

Bedroom 2

21' 0" x 14' 1" (6.40m x 4.30m)

A magnificent dual-aspect bedroom of exceptional proportions, filled with natural light from sash and case windows complete with original working shutters and charming window seats. A feature fireplace with ornate surround forms an attractive focal point, while three useful storage cupboards, radiators and carpeted flooring enhance both practicality and comfort.

Bedroom 3

13' 9" x 16' 9" (4.20m x 5.10m)

A spacious dual-aspect double bedroom featuring sash and case windows and a charming fireplace with tiled insert and timber surround. The room is further complemented by carpeted flooring and a radiator, offering a comfortable and characterful guest or family bedroom.



Family Bathroom 1

8' 10" x 9' 6" (2.70m x 2.90m)

Stylishly modernised, the shower room is fitted with a contemporary three-piece suite comprising WC, wash hand basin set upon a vanity unit, and a walk-in shower enclosure with mains-fed shower. Finished to a high standard, the room benefits from fully tiled walls and flooring, fitted storage drawers and cupboard space, a heated towel rail and underfloor heating. A striking arched front-aspect window with panelled surround provides both character and natural light.

SECOND FLOOR

Inner Landing

A staircase with a traditional rope handrail rises to the second floor, where a compact inner landing provides access to useful storage cupboards and leads through to the kitchen and shower room, with a further door opening onto the main landing area beyond.

Shower Room

6' 11" x 8' 6" (2.10m x 2.60m)

A well-appointed three-piece suite comprising WC, wash hand basin and a tiled shower cubicle with electric shower. The room benefits from part-tiled walls, tiled flooring, a heated towel rail and an obscured side-aspect window.

Kitchen

8' 6" x 6' 3" (2.60m x 1.90m)

A cleverly designed secondary kitchen fitted with a good range of wall and base units, complemented by work surfaces incorporating a stainless steel twin bowl sink and drainer with mixer tap and tiled splashbacks. Thoughtfully arranged to maximise the available space, the kitchen includes integrated appliances comprising an electric hob, eye-level double oven, slimline dishwasher and under-counter fridge. Additional features include a radiator, window and vinyl flooring.



Main Landing

A bright and characterful landing space, showcasing the continued period charm of this level. Bespoke fitted shelving provides extensive storage, while striking arched windows to either end with built-in window seats enhance both light and architectural interest. Exposed wood flooring runs throughout, with doors leading to three bedrooms and the impressive living/dining room.

Living / Dining Room

20' 4" x 16' 9" (6.20m x 5.10m)

A truly outstanding reception space, enjoying arguably the finest views within the property through twin sash windows, taking in a superb outlook across the rooftops of Penrith towards the Lake District fells. A wood-burning stove set within a sandstone surround creates a warm and striking focal point, complemented by a shelved recess to one side. The room comfortably accommodates a generous dining area, making it ideal for both everyday living and entertaining. Additional features include a shelved cupboard, radiator and carpeted flooring.

Bedroom 4

16' 9" x 14' 1" (5.10m x 4.30m)

A spacious double bedroom with sash windows enjoying far-reaching views towards the Lake District National Park. The room retains an original fireplace with tiled and timber surround, along with a shelved cupboard, radiator and carpeted flooring.

Bedroom 5

14' 1" x 10' 10" (4.30m x 3.30m)

A generous side-aspect double bedroom enjoying attractive views towards The Beacon. The room features a decorative fireplace surround, built-in cupboard with hanging space, radiator and carpeted flooring.

Bedroom 6

9' 10" x 14' 1" (3.00m x 4.30m)

An attractive side-aspect double bedroom also enjoying views towards The Beacon. Well presented, the room benefits from a radiator and carpeted flooring, making it a versatile additional bedroom or study.

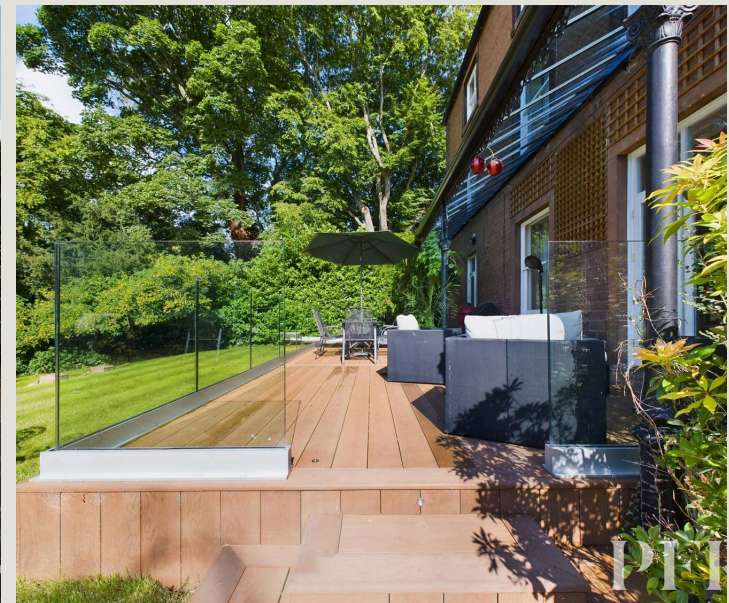


EXTERNAL

Double Garage

A substantial double garage fitted with an electric up-and-over door, offering excellent vehicular storage and workshop potential. A mezzanine level above provides additional valuable storage space.

Gardens & Parking



ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Ventrola windows and alarm system installed. Two boilers installed, one of which serves the basement and ground floors with the second serving the first and second floors. Zoned heating controls. Underfloor heating to the basement is a wet system with thermostats in each room with electric underfloor heating installed in the kitchen, dining porch and shower room 1. The property benefits from solar panels on the garage roof. 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

What3Words - Front Door - stumble.succumbs.webcams
Parking - shrugging.cashiers.blushes From our Penrith office on Devonshire Street, turn right and continue past the town clock on to King Street. Turn left between Marks & Spencer and John Norris' and continue on this road, passing a car park on the left and Pele Court just after, continuing up the slight hill and turn right on to Folly Lane, then left on to Barco Avenue. Once on Barco Avenue, proceed up the hill, taking the third left on to Barco Hill Grove. Turn right once on Barco Hill Grove and the gates to Barco Hill can be found straight ahead.

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, 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.





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Floor -1



Floor 0



Floor 2



Floor 3

Approximate total area⁽¹⁾

6222.25 ft²

578.07 m²

Reduced headroom

10.51 ft²

0.98 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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