



**Hayward  
Tod**

**3/4 Bed Detached House | Lowther House | Clifton | Penrith | CA10 2EG**  
**Offers In Region Of £450,000**





An impressive detached home in a popular village just minutes from Penrith and the M6. Scope for multigenerational living or income generating annexe. Large low maintenance gardens.

entrance hallway | dining room | kitchen | living/dining | utility | study | ground floor shower room | reach porch | three double bedrooms | first floor bathroom | first floor living room/large bed 4 | large driveway parking | double garage and carport | low maintenance gardens and patio area | double glazing | gas central heating | mains water, gas, electricity and drainage | council tax band F | EPC D | freehold

#### APPROXIMATE MILEAGES

Penrith 2.5 | M6 motorway 2.4 | Carlisle 21.5 | Ullswater - Pooley Bridge 6 | Keswick 19

#### WHY CLIFTON?

Clifton offers a balance of rural charm and convenient access to amenities. The village is surrounded by stunning landscapes, including the Lake District National Park, making it ideal for outdoor enthusiasts. Residents enjoy a peaceful community atmosphere while being just a short drive from Penrith, which offers shopping, schools, and healthcare facilities, additionally there is an excellent primary school in the village as well as the popular George & Dragon restaurant. Clifton's location near the A6 and M6 motorway provides excellent transport links, making it perfect for commuters who want to enjoy country living without sacrificing connectivity.

#### ACCOMMODATION

Spacious and flexible throughout the property can be lived in as a large 3/4 bed single dwelling or a 3 bed property with a self contained 1 bedroom annexe depending on the buyers requirements. There is a large dual aspect living dining space at the heart of the property as well as a large



separate dining room. The kitchen, complete with quality fitted units, sits at the rear of the property. Additionally there is a very large utility room, which could act as a standalone kitchen for the annex element of the property if required. A second sitting room sits at the far end of the property and could be a ground floor bedroom within the annex. There is also a shower room to the ground floor and a useful storage/cloakroom housing the stairs to the impressive first floor living room complete with freestanding stove and Juliet balcony enjoying views of the Lakeland Fells. The first floor in the main section of the house comprises three bedrooms. The two at the front of the property are very large double rooms and the third, currently utilised as a study is another smaller double bedroom. The bathroom, a sizable four piece affair, is fully tiled and has a large jacuzzi style bath and walk-in shower.



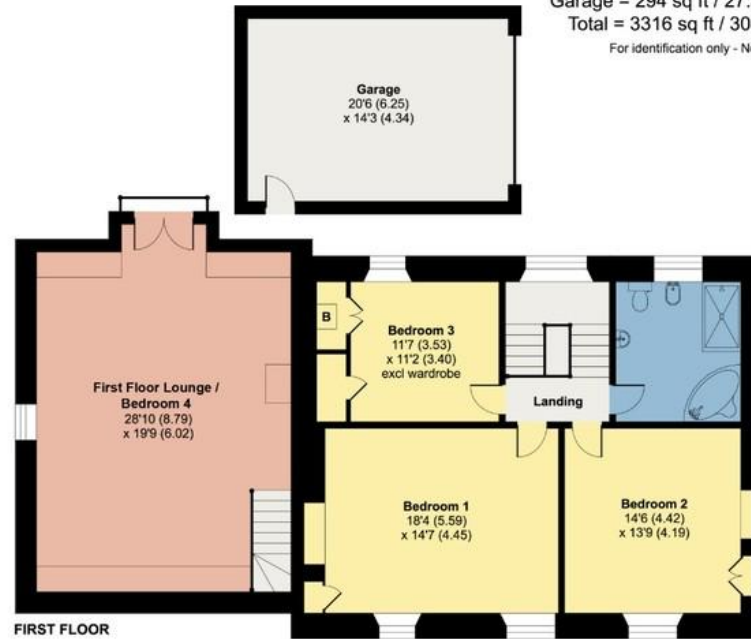
# Lowther House, Clifton, Penrith, CA10 2EG

Approximate Area = 3022 sq ft / 280.7 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 3316 sq ft / 308 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.