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Old Police House, Clifton, Penrith, CA10 2EA



- **Classic Period Former Farmhouse**
- **Popular Community Village Close to Penrith and Lowther Park**
- **Living Room, Dining-Sitting Room, Kitchen + Laundry Room**
- **Three Double Bedrooms + Large Bathroom with Bath and Shower**
- **Delightful Rear Garden with a Westerly Aspect and Good Level of Privacy**
- **Double Garage + Off Road Parking for Several Vehicles**
- **uPVC Double Glazing + Mains Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - D. EPC - D**

Asking price £350,000

In the popular community village of Clifton, just 2 miles to the south of Penrith, on the edge of Lowther and the Lake District National Park, Old Police House, originally built as a farmhouse, the used as a public house which became a police house before being lived in by the current owner for several decades.

The house offers great space and flexibility with accommodation comprising; Central Hall, Living Room, Dining/Sitting Room, Kitchen, Rear Lobby, Laundry Room, Rear Porch, Landing, three Double Bedrooms and a large Bathroom with bath and a separate shower.

To the rear of Old Police House is a delightful Garden which benefits from a westerly aspect, enjoying the afternoon and evening sun and there is Off Road Parking for several cars and a Double Garage. Adjoining the house is a useful Workshop with Loft Store above.

Old Police House is a well loved and cared for family home that will benefit from a cosmetic update, but does benefit from uPVC Double Glazing and Gas Central Heating via a recently up-dated Worcester Condensing Boiler.

Location

From the centre of Penrith, head south on the A6, drive through Eamont Bridge and into Clifton. Drive around the left and right hand bends, Old Police House is on the right hand side.

The what3words position is; asset.sometimes.mess

Amenities

In the village of Clifton, there is a Primary School, Public House . All main facilities are in Penrith, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure

The property is freehold and the council tax is band D

Anti Money Laundering Requirements

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 fee 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.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a part glazed panel door to the;

Hallway

Having a single radiator, a wall cupboard housing the electric meter and fuse board and return stairs lead to the first floor with a store cupboard below. Stripped wood panel and plank doors lead off.



Sitting Room/Lounge 15'6 x 11'6 (4.72m x 3.51m)

A living flame gas fire is set on a marble hearth and back with a polished wood surround and an original recessed cupboard to one side. There are exposed beams to the ceiling and a double glazed window to the front with shutters and window seat. There is a double radiator and a TV aerial point.



Living/Dining Room 15'5 x 12'6 (4.70m x 3.81m)

A living flame gas fire is set on a tiled hearth with brick surround and an original recessed wall cupboard to one side which houses the Worcester gas fire condensing boiler, providing the hot water and central heating. There are exposed beams to the ceiling and double glazed windows to two sides. There is a TV aerial lead, a telecoms point and a multi pane glazed door leads to the;



Kitchen 10'1 x 10'7 (3.07m x 3.23m)

Fitted to three sides with oak fronted wall and base units and a marble effect worksurface incorporating a corner mounted single drainer double sink with mixer tap and tiled splashback. There is a built in electric oven and ceramic hob with cooker hood above, an integral fridge and slimline dishwasher. The floor is tiled, there is a single radiator and a uPVC double glazed window faces to the rear.



Side Passage

Accessed from the main hallway and having a multi pane glazed door to the rear porch and a plank door to the;



Utility-Laundry Room 10'6 x 8'1 (3.20m x 2.46m)

Having an original stoneware sink with hot and cold water, an original recessed cupboard to one wall and a blanked off inglenook fireplace. There is plumbing for a washing machine and space for several appliances.

Rear Porch

A part glazed door opens to the rear garden.

First Floor - Landing

A double glazed window to the half landing provides natural light and stripped pine panel doors lead off to the bedrooms and bathroom.



Bedroom One 15'11 x 15'6 (4.85m x 4.72m)

There is an original ducks nest basket fireplace in a painted stone and wood surround. A double glazed window with window seat faces to the front and there is a double radiator.



Bedroom Two 15'10 x 14' (4.83m x 4.27m)

An original ducks nest basket fireplace is set in a painted stone fireplace with wood surround and having a shelved niche to one side. A double glazed window with window seat faces to the front and there is a double radiator.



Bedroom Three 10'7 x 11'11 (3.23m x 3.63m)

Having a single radiator and a double glazed window with window seat faces to the rear.

**Bathroom 10'3 x 10'4 (3.12m x 3.15m)**

Fitted with a modern toilet, pedestal wash basin, corner bath with mixer tap and a separate shower enclosure, marine boarded to two sides with a Mira mains fed shower over. There is a built-in airing cupboard, the walls are part tiled and there is a heated towel rail and uPVC double glazed window to the rear.

**Outside**

To the front of Old Police House is a narrow forecourt with low level shrub beds and a path across the front of the house to the front door and a side door leading to the;

Workshop 15'11 x 9'2 (4.85m x 2.79m)

Having lights, power points and a ceiling trap with drop-down ladder giving access to a loft store. A door at the back of the workshop leads to a small store area with a further door leading to the rear garden.

To the left-hand side of the house is a granite chipped driveway allowing off-road parking for several vehicles and giving access to the;

Double Garage 15'6 x 16'6 (4.72m x 5.03m)

Having an up and over vehicle door light, power points, windows to two sides and a pedestrian door to the side.



To the rear of Old Police House is attractive garden mainly to lawn with well-stocked shrub and flowerbeds, a hawthorn hedge to the rear and interspersed with fruit trees and shrubs. To one side of the garden is a wooden summer house.



Immediately to the back of the house is a flagged seating area access from the rear porch and with access to the outhouses.

The garden enjoys a westerly aspect with a high-level of afternoon and evening sun and a view across the surrounding countryside to the distant fells.



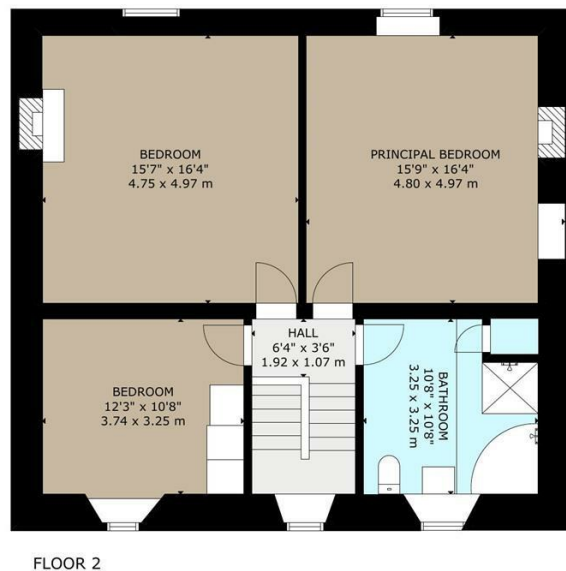
Referral Fees

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 :

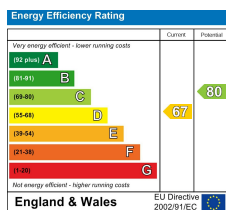
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



GROSS INTERNAL AREA
TOTAL: 184 m²/1,979 sq.ft
FLOOR 1: 103 m²/1,106 sq.ft, FLOOR 2: 81 m²/873 sq.ft
EXCLUDED AREAS: SHED: 2 m²/27 sq.ft, UTILITY: 4 m²/47 sq.ft, PORCH: 3 m²/31 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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