



Penrith

£290,000

89 Penny Hill Park, Penrith, Cumbria, CA11 9JW

This extended semi detached home offers spacious and versatile accommodation, ideal for modern family living. Situated within easy reach of Penrith town centre, benefiting from a low maintenance enclosed rear garden which provides a safe and secure space for children and pets. A particular feature of the home is the detached garden office, complete with Wi-Fi connectivity, making it an ideal workspace for those working from home. The flexible accommodation continues inside, where a further reception room on the ground floor is currently utilised as a holistic therapy room, however could easily be adapted to suit a variety of needs, such as a playroom, home gym or hobby room. Additionally, there is a monoblock driveway offering convenient off-road parking.

Quick Overview

Extended 3 bedroom semi detached family home

Fitted kitchen/ diner with breakfast bar

Living room

Located within a quiet cul-de-sac

Low maintenance garden

Detached garden office with Wi-Fi

Potential for multi-generational living

Family bathroom & downstairs shower room

Driveway

Ultrafast broadband available



3



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2



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Ultrafast
available



Drive way

Property Reference: P0580



Kitchen/ Diner



Living Room



Garden Office



Rear Garden

A welcoming entrance porch leads into the hall, where a carpeted staircase rises to the first floor. On your left is the cosy living room, featuring a large double glazed window to the front aspect. The living room flows seamlessly into the kitchen/ dining room, creating the perfect space for modern family living and entertaining. The kitchen is fitted with a range of wall and base units, complemented by a generous worktop space and a convenient breakfast bar. Features include a freestanding eight-ring gas hob with triple ovens and extractor, stainless steel sink, with a availability for a fridge and dishwasher. A useful storage cupboard provides additional practicality and helps keep the space organised. This space is flooded with natural light, thanks to a double glazed window and double glazed sliding patio doors that lead onto the rear aspect, allowing access to the garden.

Adjacent to the kitchen is a practical utility room and a versatile additional reception room, currently utilised as a holistic therapy room. Originally designed to support multi-generational living, this flexible space could easily serve as a fourth bedroom, playroom, home office or hobby room to suit a variety of lifestyle requirements. The utility room provides direct access to the rear garden and offers further convenience with dedicated space for a fridge freezer, washing machine and tumble dryer, making it an ideal extension to the main kitchen area. There is also a downstairs three piece shower room for added convenience.

Venture upstairs to find three bedrooms and family bathroom. The landing benefits from a handy storage cupboard. Bedroom 1 a generously sized double room with double glazed window to rear aspect. Bedroom 2 continues the theme, and is another spacious double room with storage space and a double glazed window to front aspect. Bedroom 3 is a small single bedroom with double glazed window to rear aspect. Completing the first floor is the three piece bathroom featuring shower over bath, WC, heated towel rail and basin with mixer taps.

As you approach the property, you are welcomed by a monoblock driveway, providing ample off-street parking for multiple vehicles. The enclosed rear garden is boarded by a wooden fence boundary, providing a safe and private environment for children and pets. Boasting a grassed lawn, the garden offers ample space for the whole family to enjoy, while a patio area provides the perfect setting for al fresco dining, outdoor entertaining or simply relaxing during the warmer months. Further enhancing the property's appeal is a detached garden office, conveniently accessed from the rear garden. Complete with power, electric heating, Wi-Fi connectivity and a window providing natural light, this versatile space is ideal for those working from home.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links. The property is located close to the stop for the bus to Carlisle, Centre Parcs and Penrith. Local schools can be easily accessed, including Plumpton village school just a short drive away.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Kitchen/dining room 9' 6" x 16' 5" (2.9m x 5m)

Living Room 13' 5" x 15' 5" (4.09m x 4.7m)

Utility Room 6' 7" x 6' 7" (2.01m x 2.01m)

Holistic Room 12' 2" x 6' 7" (3.71m x 2.01m)

Shower Room

First Floor

Bedroom One 11' 2" x 9' 10" (3.4m x 3m)

Bedroom Two 11' 10" x 10' 2" (3.61m x 3.1m)

Bedroom Three 6' 11" x 6' 7" (2.11m x 2.01m)

Bathroom

Outside

Garden Office 11' 2" x 7' 3" (3.4m x 2.21m)

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, main gas and mains drainage

Directions

From Penrith, head along the Duke Street/ A6, turning left onto Penny Hill Park. Take the third turning on the left hand side and the property is located on the right hand side

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (incl. VAT) per individual or £50.00 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. VAT)



Bedroom One



Bedroom Two



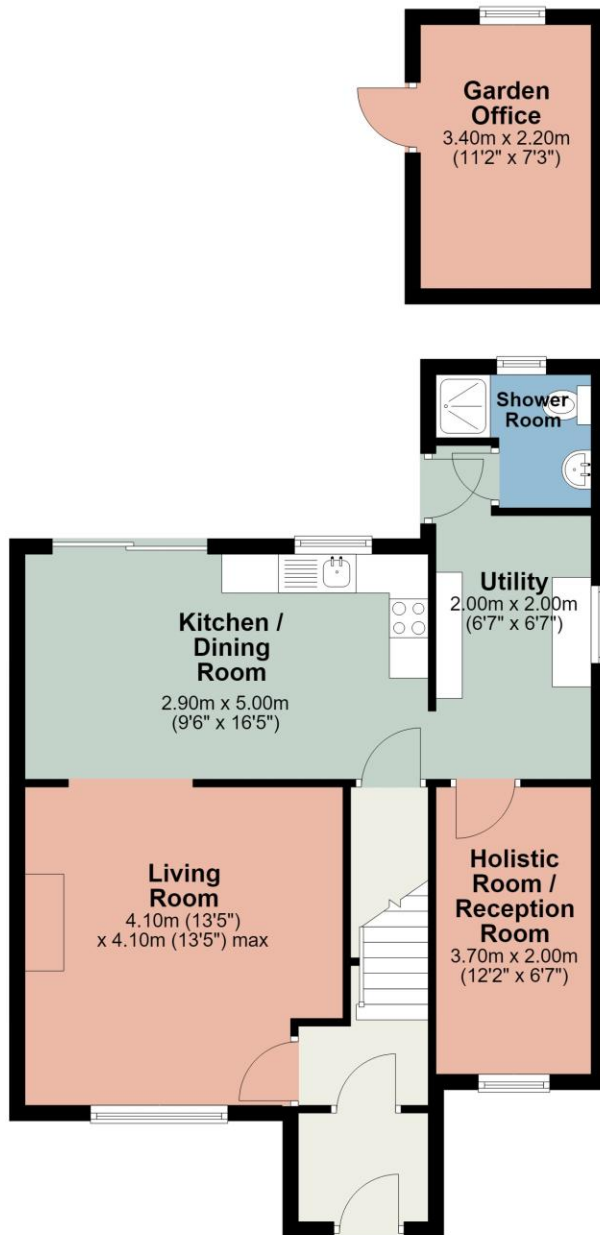
Bedroom Three



Bathroom

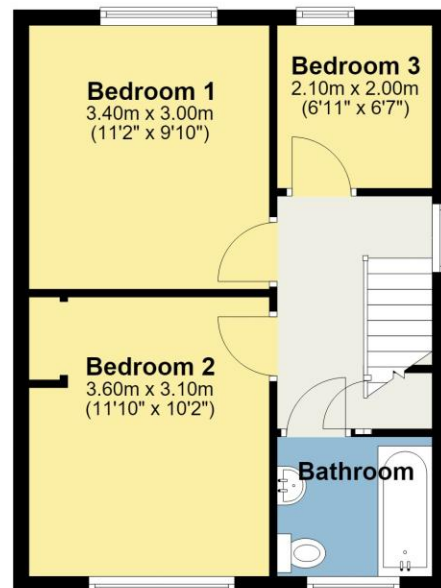
Ground Floor

Approx. 65.0 sq. metres (700.0 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 101.2 sq. metres (1089.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

89 Penny Hill Park, Penrith

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