

## Penrith

£275,000

3 Lonsdale Terrace, Penrith, CA11 7TS

“Grosvenor House” has been cherished by the same family for approximately 53 years while preserving its historic charm. The potential for modernisation throughout presents a blank canvas for those looking to infuse their personal style and create a truly bespoke home. Spread over three floors, complete with high ceilings throughout, there is ample space for family living.

With the close proximity to the town centre will allow you to enjoy easy access to the local amenities and schools, while relishing the tranquillity of your own private haven.

 6  
 3  
 2  
 TBC

 Ultrafast  
broadband  
available

 Permit  
parking

### Quick Overview

6 Bedroom mid terrace

Victorian period property

High ceilings throughout

Kitchen/ family room

2 Reception rooms

In need of modernisation

Gardens

No onward chain

Permit parking

Ultrafast broadband available

Property Reference: P0454



**Kitchen**

As you enter through the inviting hallway, you'll be greeted by the grandeur of high ceilings and original features that whisper tales of the past. To your right is the spacious living room, with its beautiful double glazed bay window that floods the space with natural light, creating a bright and airy space perfect for relaxation. Adjacent to the living room, the dining room offers an ideal setting for family gatherings and entertaining guests. Double glazed window to rear aspect. Towards the rear of the house, the kitchen/family room presents a versatile space with access to the small basement, perfect for additional storage. The kitchen area is ripe for modernisation allowing you to design a culinary haven tailored to your tastes and comprises of, an integrated 4 ring gas hob, oven and extractor. Stainless steel sink with hot and cold taps. Dark grey coloured worktops with ample wall and base units. Availability for a fridge and washing machine. Double glazed windows to the rear and two to the side with access to rear aspect. A convenient downstairs WC completes the ground floor layout.



**Living Room**

Ascending to the first floor, you'll find 3 generously sized bedrooms, bathroom and a separate WC. Bedroom 1 is impressive in size, with 2 double glazed windows to the front aspect that flood the room with natural light. Bedroom 2 is a double bedroom, complete with personal basin. Double glazed window to rear aspect. Bedroom 3 is another large double bedroom featuring hand basin with vanity unit. Double glazed windows to front and side aspect. The two piece bathroom comprises of, shower over bath, basin with hot and cold taps and towel rail. Double glazed window to side aspect.



**Dining Room**

Continue up the next set of stairs to discover 3 more bedrooms, each offering ample space and potential. These rooms are perfect for a growing family, a home office, or guest accommodation. Bedroom 4 and Bedroom 5 are good sized double bedrooms, both with a feature fireplace. Bedroom 6 is a large single bedroom previously used a home office/study and is equipped with built-in shelves, making it an ideal space for working from home or pursuing hobbies.

As you approach the property, you'll be greeted by a low maintenance front garden, featuring a charming brick wall and railing boundary with elegant gold tips. Chipped stones and a few carefully placed shrubs add to its appeal. The rear garden is accessed via a few steps and is completed with a grassed lawn and mature shrubs. Permit parking in adjoining streets. NOTE. The neighbour has a Right of Way.

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.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Vestibule

##### Entrance Hall

##### Kitchen/ Family Room

23' 0" x 10' 1" (7.01m x 3.07m)

##### Dining Room

13' 8" x 10' 5" (4.17m x 3.18m)

##### Living Room

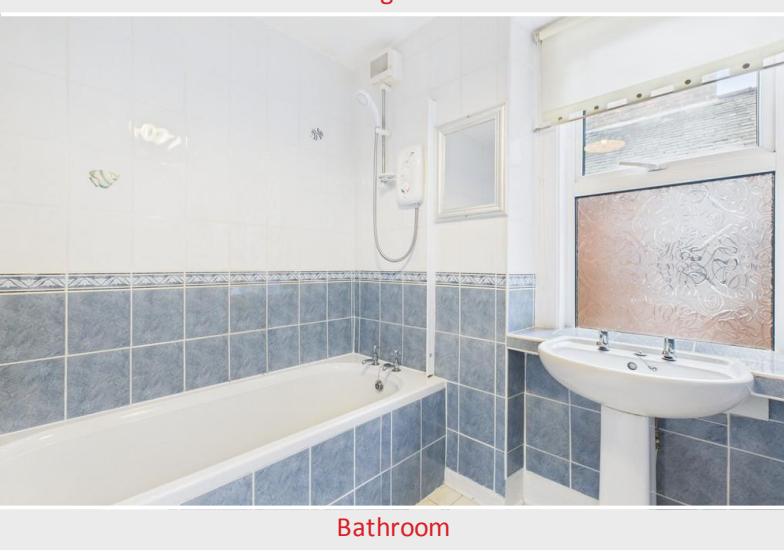
12' 4" x 13' 8" (3.76m x 4.17m)

##### Downstairs WC

##### First Floor

##### Bedroom One

17' 1" x 13' 9" (5.21m x 4.19m)



**Bathroom**



Kitchen Family Room



Bedroom One



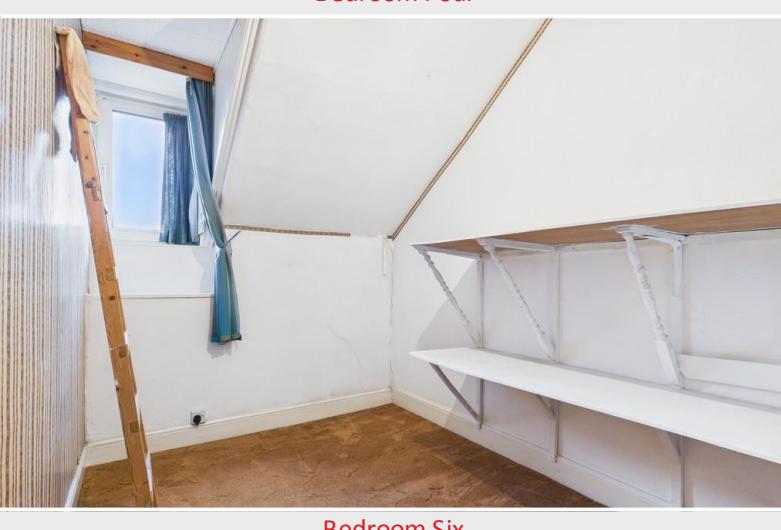
**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Bedroom Six**

#### **Bedroom Two**

13'9" x 10'6" (4.19m x 3.2m)

#### **Bedroom Three**

11'4" x 10'3" (3.45m x 3.12m)

#### **Bathroom**

#### **WC**

#### **Second Floor**

#### **Bedroom Four**

14'10" x 9'3" (4.52m x 2.82m)

#### **Bedroom Five**

12'9" x 10'4" (3.89m x 3.15m)

#### **Bedroom Six**

11'6" x 7'3" (3.51m x 2.21m)

#### **Property Information**

##### **Tenure**

Freehold (Vacant possession upon completion)

##### **Council Tax**

Band D

Westmorland & Furness Council

##### **Services & Utilities**

Mains electricity, mains water and mains drainage. Electric storage and gas heating

##### **Right of Way**

The neighbour has a Right of Way

##### **Energy Performance Certificate**

The full Energy Performance Certificate is available on our website and also at any of our offices

##### **Directions**

From Penrith take Brunswick Road/ A6 which turns left and becomes Duke Street/ A6. Sharp right onto Stricklandgate/ A6. Turn left onto Portland Place. At the mini roundabout, take the 3rd exit onto Meeting House Lane/ national Cycle Route 7. The property will be on the left hand side

##### **What3words Location**

///accent.scrub.commutes

##### **Viewings**

Strictly by appointment with Hackney & Leigh

##### **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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. VAT)



Bedroom Five



Rear Garden



Rear Aspect



The Property

Request a Viewing Online or Call 01768 593593

## Meet the Team

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Viewings available 7 days a week  
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dedicated viewing team  
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**Floor 2**

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 21/01/2026.

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