



## Penrith

£275,000

3 Lonsdale Terrace, Penrith, CA11 7TS

“Grosvener 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.

### 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



6



3



2



TBC



Ultrafast  
broadband  
available



Permit  
parking



**Kitchen**



**Living Room**



**Dining Room**



**Bathroom**

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.

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.

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)





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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 <p>Floor 0</p>	 <p>Floor 1</p>	 <p>Approximate total area<sup>(1)</sup></p> <p>167.4 m<sup>2</sup> 1801 ft<sup>2</sup></p>
 <p>Floor 2</p>		<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 1.5 m/5 ft</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>

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