



Caroline Cottage Beacon Edge | | Penrith | CA11 8BN

Guide Price £450,000



**david britton**  
ESTATES



## Key Features

- Unique and rare Grade II Listed period property
- Sitting in approximately 1 acre
- In need of full renovation throughout
- One of Penriths most exclusive locations and enviable position
- Two reception rooms with garden views
- Kitchen diner with adjoining back porch
- Two bedrooms on the first floor
- Family bathroom on the ground floor
- Stunning views over Penrith to the Lakeland Fells
- No Onward Chain/Cash Buyers Only

## Summary

This unique Grade II listed detached home boasts a striking castle-like appearance and offers breathtaking views over the town and the stunning Lakeland fells. It is nestled on approximately 1 acre of enchanting gardens and woodland and is situated in the prestigious Beacon Edge area of Penrith.

**\*Viewings open to Cash buyers Only\***





# Floor plans



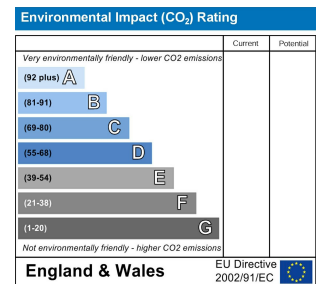
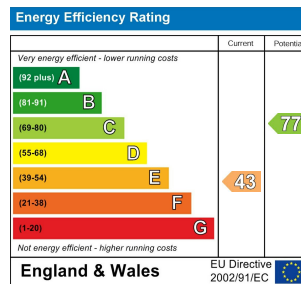
TOTAL AREA: APPROX. 149.1 SQ. METRES (1605.3 SQ. FEET)

All measurements and details within this floorplan are approximate and are provided for illustrative purposes only. While every reasonable effort has been made to ensure accuracy, no responsibility is accepted for any errors, omissions, or misstatements. This floorplan should not be relied upon as a statement of fact and does not form part of any offer or contract. Prospective purchasers are advised to verify all measurements and details to their own satisfaction. Policies, fittings, services, systems, and appliances shown have not been tested and no warranty is given as to their operability or efficiency. Plans produced using PlanIQ.

## COUNCIL TAX BAND - WestmorlandE

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