



Penrith

£425,000

Staghills House, Brunswick Square, Penrith, Cumbria, CA11 7LP

Discover the allure of this enchanting double-fronted Victorian semi detached house which has been cherished by the same family for approximately 70 years, preserving its historic charm while seamlessly integrating modern comforts. Offered with no onward chain, this home presents a unique opportunity for discerning buyers.

Located within a Conservation area and with its close proximity to the town centre, you'll enjoy easy access to local amenities and schools, while relishing the tranquillity of your own private haven. Additionally, there is off street parking for ample vehicles, outhouses and 2 detached barns offering endless possibilities for use such as a workshop, studio, or additional storage.

Quick Overview

- 4 Bedroom Victorian semi detached house
- Modern fitted kitchen with Rangemaster cooker
- 2 Reception rooms
- High ceilings and original features throughout
- Popular residential area of Penrith
- Gardens, outbuildings and 2 barns
- No onward chain
- Close to local amenities and schools
- Driveway for ample vehicles
- Ultra fast broadband available



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Ultrafast
broadband
available



Drive way

Property Reference: P0453



Kitchen



Dining Room



Living Room



Rear Garden

As you step inside, let your senses be captivated with the grandeur of high ceilings and original features that greet you which create an immediate sense of warmth and character. From the hallway to your left, the dining room awaits. This charming space features a small storage cupboard and an electric fire with surround, perfect for hosting dinner parties. Double glazed window to front aspect. The dining room seamlessly flows into the modern fitted kitchen, which is equipped with a Rangemaster cooker, boasting 5 ring electric hob and triple ovens. Cream coloured worktops with ample wall and base units. Stainless steel sink with hot and cold taps. Integrated dishwasher with availability for a free standing fridge/ freezer. Partial splashback with laminated flooring.

The spacious living room serves as the heart of the home and features a classic gas fire with surround, creating an inviting atmosphere for family gatherings and quiet evenings alike. The double glazed bay window not only enhances the room's appeal, but floods the room with natural light.

There is also a downstairs WC and convenient utility room providing availability for a washing machine and tumble dryer. Stainless steel sink with access to the side aspect. Boiler is located here.

Upstairs, 4 generously sized bedrooms and modern bathroom await. Bedroom 1 is a true retreat, boasting feature fireplace and elegant surround, En-suite and small storage cupboard. Double glazed window to front aspect. The three piece En-suite comprises of, storage cupboard, shower with waterfall feature, WC, basin and heated towel rail. Bedroom 2 is a large double bedroom with feature fireplace and stunning surround. Double glazed window to front aspect. Bedroom 3, also a large double bedroom with double glazed window to rear aspect. Bedroom 4 is a good sized single bedroom that presents the perfect opportunity for a home office, nursery, or cosy guest room, adapting effortlessly to your lifestyle needs. The modern family bathroom serves the additional bedrooms, boasting sleek fixtures and fittings that provide a touch of luxury to your daily routine. Comprising of, shower over bath, WC, basin and heated towel rail. Partial splashback, part tiled with laminate flooring. Double glazed window to rear aspect.

As you approach the property, you'll be greeted by a low maintenance front garden, thoughtfully landscaped with a low brick wall, shrubbery and a charming rockery, providing a welcoming first impression. The property also boasts off-street parking for multiple cars. Zone A Permit parking. Beyond the front garden, you'll find various outhouses and 2 barns, offering a wealth of possibilities for storage or hobbies. The rear garden features a patio area ideal for alfresco dining or relaxing with a good book, surrounded by mature shrubs, trees and partial lawn.

Beyond the main house, the property boasts three outhouses and two barns, one of which is equipped with electricity. These additional structures offer endless possibilities, whether you're looking for extra storage, studio or as a workshop. The barns and outhouses provide a unique opportunity for those with creative or practical aspirations, making this property truly versatile.

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 11' 0" x 11' 10" (3.35m x 3.61m)

Dining Room 12' 7" x 12' 7" (3.84m x 3.84m)



Entrance Hall



Kitchen



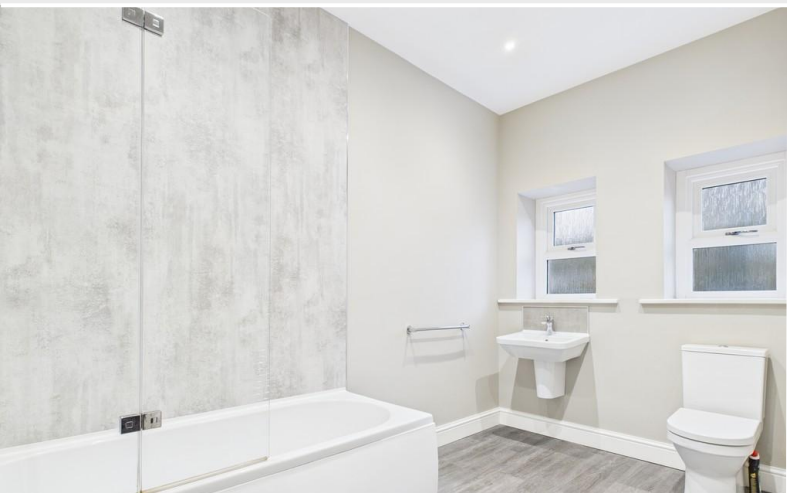
Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Living Room 17'1" x 13'6" (5.21m x 4.11m)

Utility Room 10'2" x 5'10" (3.1m x 1.78m)

First Floor

Bedroom One 13'1" x 12'6" (3.99m x 3.81m)

En-suite

Bedroom Two 13'5" x 11'4" (4.09m x 3.45m)

Bedroom Three 10'8" x 12'6" (3.25m x 3.81m)

Bedroom Four 9'7" x 7'9" (2.92m x 2.36m)

Bathroom

Outside

Bam 18'6" x 15'2" (5.64m x 4.62m)

Bam 11'0" x 9'00" (3.35m x 2.74m)

Property Information

Tenure

Freehold (Vacant possession upon completion)

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains drainage and mains gas

Energy Performance Certificate

Band E

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

Directions

From the Hackney and Leigh office, head towards Great Dockray. At the roundabout, take the 2nd exit onto Cromwell Road/ A592. At the roundabout, take the 2nd exit onto Brunswick Road/ A592. Brunswick Road/A592 turns left and becomes Duke Street/ A6. Sharp left onto Brunswick Square. The property will be on the right hand side

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh

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Bedroom One



En- suite



Rear Garden



Old Property Photo

Request a Viewing Online or Call 01768 593593

Meet the Team

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 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area⁽¹⁾</p> <p>177.1 m² 1908 ft²</p>
 <p>Floor 0 Building 2</p>	 <p>Floor 0 Building 3</p>	<p>(1) Excluding balconies and terraces</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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