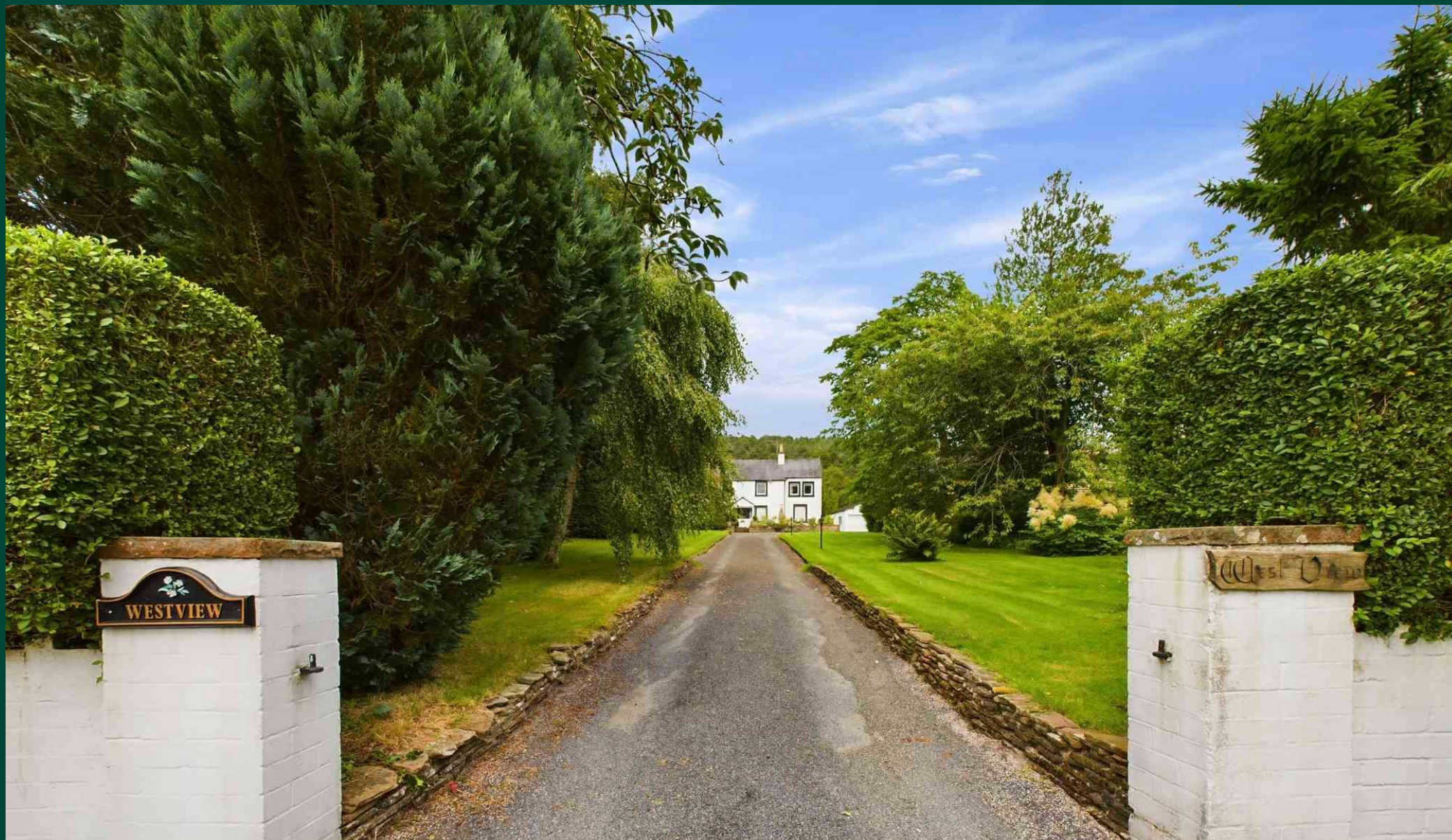


PFK

West View, Nicholson Lane, Penrith, Cumbria CA11 7UJ

Guide Price: £595,000





PEK

LOCATION

Nicholson Lane is a conveniently located and situated within a much sought after area, close to the town centre of Penrith. Penrith offers an excellent range of local shops, supermarkets, restaurants, public houses and cafes. There are also primary and secondary schools, main line railway station and numerous sports facilities, the M6 can be easily accessed at Junction 40 or 41 and the delights of the Lake District National Park are also close at hand.

PROPERTY DESCRIPTION

Well appointed along the desirable Nicholson Lane is this handsome residence. With spacious accommodation including two reception rooms, four double bedrooms and two bathrooms, this delightful property enjoys generous gardens, a double garage, ample parking and useful outhouses.

Believed to date from the 1840's, the current owner has occupied the residence since 1994 where they enhanced the property by extending the accommodation to create an ensuite bedroom to the first floor, over the existing kitchen and diner. Furthermore, the remaining accommodation briefly comprises entrance porches to the front and rear, welcoming entrance hall, large living room with dining area and wood burning stove, a bespoke fitted kitchen with room for dining facilities and living area and a useful utility room. To the first floor there are four double bedroom, one which is currently utilised as an office, a contemporary shower room and with the principal bedroom benefitting from generous ensuite facilities.

Externally, West View keeps on giving, with an excellent, detached, double garage, two excellent outhouses, one of which is split into two rooms and gardens which extend down the private driveway to the property and house an array of beautiful flower beds, shrubs, established trees and generous lawns. The side garden has a vegetable garden together with apple tree and a garden shed.

Properties along this delightful lane are rare to the market and an early viewing is strongly advised.

ACCOMMODATION

Rear Entrance Porch

Accessed via a wood, part glazed stable style door. With cloaks area, rear aspect window and part glazed door into the hallway.

Hallway

With stairs to the first floor, exposed original stone wall, radiator, original sandstone flagged flooring, stained glass window into the living room (a depiction of Buttermere from Catbells by a local artist) and doors giving access to the ground floor rooms.

Kitchen/Dining/Living

3.19m x 6.59m (10' 6" x 21' 7") (overall measurements) Forming part of one of the extensions to the property, a spacious, dual aspect room with beams to the ceiling.

The kitchen area is fitted with a bespoke range of solid wood wall and base units with complementary wood work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Nobel double oven gas range, space for undercounter fridge, bespoke English oak shelving and ample space for dining furniture.

To the other end of the room, there is a lovely sitting room/living area with electric radiator and wall mounted English oak shelving.

Living/Dining Room

6.77m x 3.65m (22' 3" x 12' 0") (overall measurements) A lovely front aspect reception room with twin windows enjoying views over the garden. Wood burning stove in a brick surround with a shelved recess to one side providing excellent storage, ample space for a six to eight person dining table, decorative coving, two radiators, Canadian maple wood flooring and obscured glazed door leading into the front porch.

Front Porch

Glazed to three sides with tiled flooring and part glazed door out to the front garden.

Utility Room

3.24m x 2.70m (10' 8" x 8' 10") Fitted with base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap. Wall mounted Vaillant central heating boiler, plumbing and space for washing machine, tumble dryer, dishwasher and freezer. Fitted WC, extractor fan, consumer unit, radiator and rear aspect window.

FIRST FLOOR

Landing

With rear aspect window, loft access hatch (loft is boarded and has lighting and a fitted ladder), radiator and doors to the first floor rooms.

Bedroom 3

3.26m x 2.71m (10' 8" x 8' 11") A rear aspect small double bedroom with radiator.

Bedroom 2

3.12m x 2.64m (10' 3" x 8' 8") A dual aspect double bedroom with radiator, Bang and Olufsen speakers and fitted wardrobes to one wall.

Bedroom 4

3.27m x 2.51m (10' 9" x 8' 3") Currently in use as an office, a front aspect double bedroom with radiator and pull down, double wall bed.

Shower Room

2.37m x 2.16m (7' 9" x 7' 1") Fitted with a contemporary three piece suite comprising large, walk in tiled shower cubicle with mains shower, wash hand basin and WC. Shelved cupboard housing the hot water cylinder, tiled walls, laminate flooring, recessed ceiling spotlights and obscured rear aspect window.

Bedroom 1

3.36m x 4.90m (11' 0" x 16' 1") A generous double bedroom with ample space for bedroom furniture, Bang and Olufson speaker, loft access hatch, radiator and twin front aspect windows.

Ensuite Bathroom

3.37m x 1.81m (11' 1" x 5' 11") Fitted with a five piece suite comprising bath, bidet, wash hand basin, WC and tiled shower cubicle with mains shower. Tiled walls, radiator and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

An extensive driveway, with automated feature lighting, provides offroad parking for several cars and leads round to the side and to the detached garage. The property benefits from extensive gardens mainly laid to lawn with an array of established trees, shrubbery and attractive flower beds. To the side of the garage, there is a further lawned garden with an ornamental apple tree and fruit and vegetable patch with raspberries and rhubarb. Additionally, a range of lilac, birch and rowan trees and evergreens all form part of the extensive and delightful gardens.

Garage

An excellent, detached double garage with electric up and over doors, power and lighting.

Outhouses

The property benefits from three outhouses lying to the rear, each providing excellent workshop/storage space.

Outhouse 1 - (2.83m x 2.70m (9' 3" x 8' 10")) With flagged flooring and leading through to a second room.

Outhouse 2 - (2.60m x 2.15m (8' 6" x 7' 1")) With front aspect windows.

Outhouse 3 - (1.84m x 1.58m (6' 0" x 5' 2")) Adjoining outhouses 1 and 2.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is E.

Referral & Other Payments

PFC work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFC will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

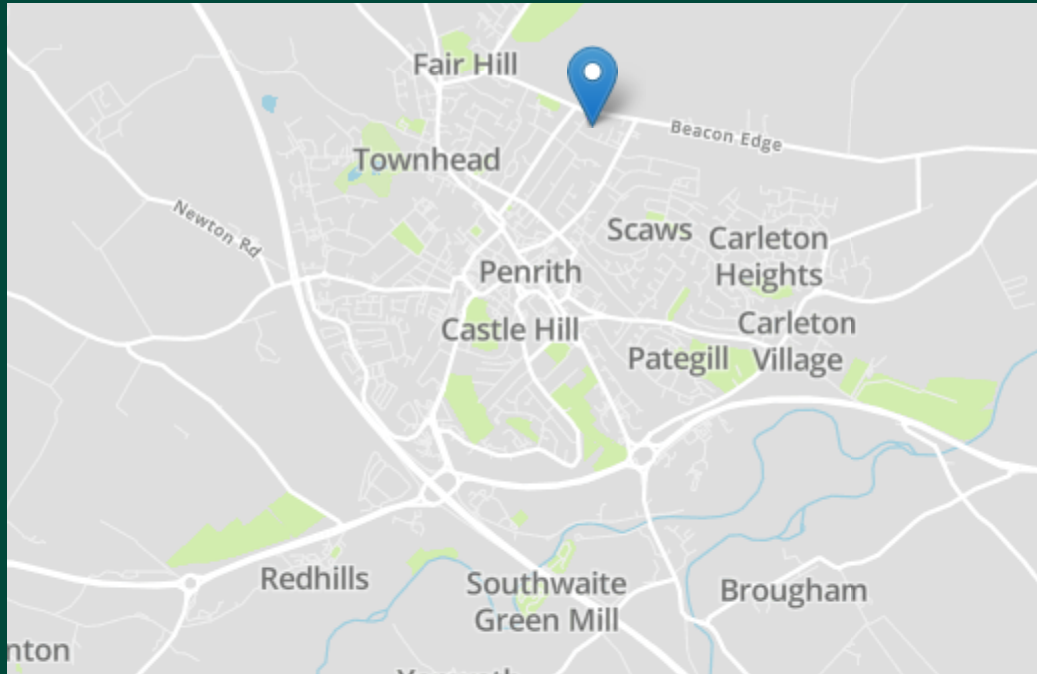
Please note the radiator in the sitting room end of the kitchen/living/diner is electric. The water is heated by the Nobel gas range, with a supplementary immersion heater in place for use during the summer months.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: From our Penrith PFK office, head south along King Street (A6), taking a left turn by John Norris outdoor shop. Follow this road onto Benson Row and continue straight over both mini roundabouts onto Meeting House Lane. Take the second right turn onto Lowther Street and then the second right turn onto Nicholson Lane and the property can be found a short distance along on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
2020.17 ft²
187.66 m²

Reduced headroom
2.15 ft²
0.2 m²



Floor 0 Building 1



Floor 0 Building 2



Floor 1 Building 1

(1) Excluding balconies and terraces

⌵ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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