



Upper Sunnyside | Penrith

Welcome home to Upper Sunnyside...



# UPPER SUNNYSIDE

Positioned gracefully at the top of Lowther Street, Upper Sunnyside is an arresting and beautifully preserved example of Victorian architecture, its elegant façade turning the corner with quiet confidence. Built in locally quarried sandstone and softened with lime render, the house sits within a designated conservation area, a setting that protects the architectural integrity of this handsome stretch of Penrith. Behind a low stone boundary wall, a lush lawn to one side and a gravelled frontage and mature planting running the full length of the property, the home makes an immediate and lasting impression. A mullioned window, complete with stained and leaded glass, a fitting introduction to a house that honours its past while embracing modern family life.

Once inside, the accommodations spreads over three floors and offers the most incredible flow of space.

Recently upgraded by the current owners, Upper Sunnyside will welcome you home with light, space and a place to grow as a family.



Property Type:

*Semi Detached*

Square Footage:

*3057 ft*

Council Tax Band

*D*

EPC Rating

*D*

Tenure

*Freehold*

*Sleep* <sup>ooo</sup>

*Soothe* <sup>ooo</sup>

*Sanctuary* <sup>ooo</sup>



*Sleep* <sup>ooo</sup>

*Soothe* <sup>ooo</sup>

*Sanctuary* <sup>ooo</sup>





Connect <sup>ooo</sup>

Create <sup>ooo</sup>

Cook <sup>ooo</sup>



Relax ooo

Recharge ooo

Reconnect ooo





# Why Penrith?

LIVING IN PENRITH COMBINES THE BEST OF HISTORIC MARKET TOWN CHARM WITH THE PACE AND CONVENIENCE OF MODERN LIFE, ALL FRAMED BY ONE OF ENGLAND'S MOST BEAUTIFUL NATURAL BACKDROPS. THE TOWN CENTRE FEELS ALIVE YET RELAXED, WHERE HISTORIC STREETS AND COBBLED GINNELS MEET INDEPENDENT CAFÉS, ARTISAN SHOPS AND TRADITIONAL BAKERIES, CREATING A DELIGHTFUL RHYTHM TO EVERYDAY LIFE. FROM SPECIALIST FOOD STORES AND LOCAL CRAFT OUTLETS TO LONG ESTABLISHED FAVOURITES AND INDEPENDENT SHOPS, PENRITH CATERSTO BOTH PRACTICAL DAILY NEEDS AND LEISURELY EXPLORATION.

CAFÉ CULTURE IS PART OF THE TOWN'S SOCIAL FABRIC. RESIDENTS CAN LINGER OVER LOCALLY ROASTED COFFEE, ENJOY FRESHLY BAKED PASTRIES, OR MEET FRIENDS IN WELCOMING WINE BARS AND CONTEMPORARY BISTROS. INDEPENDENT BOUTIQUES SIT COMFORTABLY ALONGSIDE HERITAGE BUSINESSES, GIVING THE HIGH STREET AN AUTHENTIC AND CHARACTERFUL FEEL. THERE IS A GENUINE PRIDE IN SUPPORTING LOCAL MAKERS AND PRODUCERS, AND THAT SENSE OF COMMUNITY IS TANGIBLE.

PENRITH IS PARTICULARLY APPEALING FOR FAMILIES THANKS TO ITS WELL-REGARDED SCHOOLS AND STRONG COMMUNITY ETHOS. THE COMBINATION OF RESPECTED PRIMARY AND SECONDARY EDUCATION, ACCESSIBLE OUTDOOR SPACE AND A SAFE, FRIENDLY ENVIRONMENT MAKES IT AN ATTRACTIVE AND REASSURING PLACE TO RAISE CHILDREN.

OUTDOOR LIVING IS CENTRAL TO LIFE HERE. ONE OF THE TOWN'S MOST LOVED LANDMARKS IS THE BEACON, A HISTORIC HILLTOP MONUMENT REACHED VIA WOODLAND WALKS THAT OPEN ONTO PANORAMIC VIEWS ACROSS THE EDEN VALLEY, THE PENNINES AND THE LAKE DISTRICT FELLS. A STROLL UP TO THE BEACON IS A DAILY RITUAL FOR MANY RESIDENTS, WHETHER FOR DOG WALKING, FAMILY PICNICS OR SIMPLY TO WATCH THE SUN SET ACROSS THE HILLS. CASTLE PARK AND THACKA BECK NATURE RESERVE OFFER FURTHER GREEN SPACES WITHIN WALKING DISTANCE OF THE TOWN CENTRE, WHILE THE WIDER LAKE DISTRICT NATIONAL PARK IS JUST A SHORT DRIVE AWAY, PLACING WORLD CLASS WALKING AND CYCLING ROUTES ON YOUR DOORSTEP.

PENRITH ALSO ENJOYS A VIBRANT EVENTS CALENDAR THAT BRINGS THE COMMUNITY TOGETHER THROUGHOUT THE YEAR. THE WINTER DROVING IS PERHAPS THE MOST ICONIC, WITH TORCHLIT PROCESSIONS, ILLUMINATED FIGURES AND A WONDERFUL CARNIVAL ATMOSPHERE CELEBRATING THE TOWN'S RURAL HERITAGE. MAY DAY CELEBRATIONS, FARMERS MARKETS, AGRICULTURAL SHOWS AND SEASONAL FAIRS CREATE A STRONG SENSE OF BELONGING AND SHARED TRADITION. THERE IS

ALWAYS SOMETHING HAPPENING, YET THE TOWN NEVER LOSES ITS WELCOMING, SMALL-SCALE FEEL.

WITH EXCELLENT TRANSPORT LINKS VIA THE M6 AND WEST COAST MAIN LINE, PENRITH IS AS PRACTICAL AS IT IS PICTURESQUE. IT OFFERS A LIFESTYLE THAT FEELS BALANCED AND COMPLETE, WHERE ARTISAN CAFÉS, INDEPENDENT SHOPS, GOOD SCHOOLS AND OPEN COUNTRYSIDE EXIST IN HARMONY. FOR MANY, IT IS THE RARE COMBINATION OF COMMUNITY, CULTURE AND LANDSCAPE THAT MAKES LIVING IN PENRITH SO SPECIAL.

# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

A wonderful variety of restaurants and cafes are right on your doorstep!

## The Closest Shops

We have five major supermarkets in Penrith plus a variety of artisan food shops, just a few minutes from your doorstep



## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not! But the Beacon is a favourite amongst locals

## The Closest School?

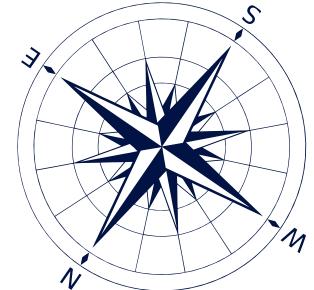
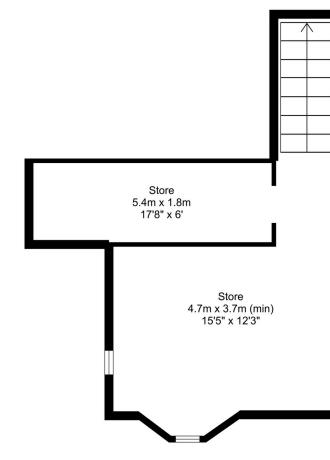
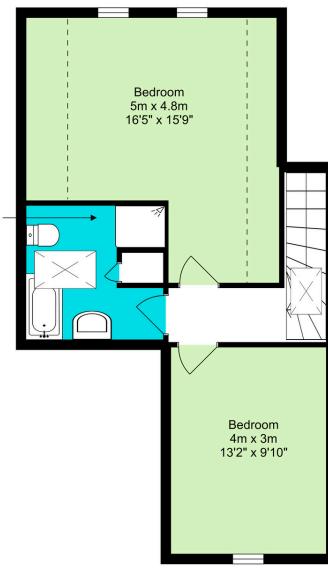
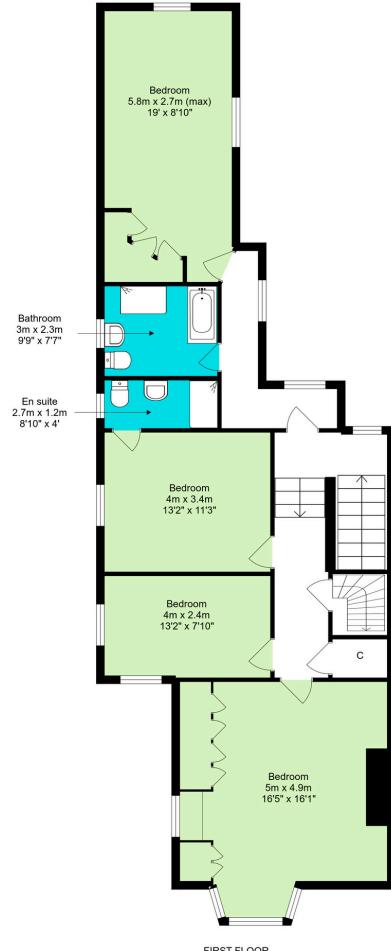
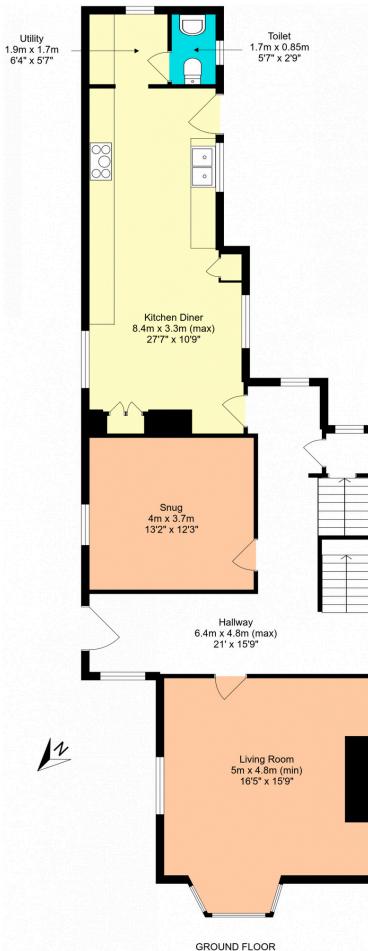
Primary Schools and two high schools are located in Penrith and all in walking distance of Lowther Street

## A Refreshing Pint?

Whether you are looking for a sophisticated bar, a craft ale pub or fancy a full night out on the town, Penrith caters for all tastes. The welcome is warm and the beer is cold

# Total Floor Area: 3057 sq.ft (284 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



NICHOLSON & WOOLF

Gross Internal Floor Area: 284 sq.m (3057 sq.ft) approx  
 Ground Floor: 101 sq.m (1087 sq.ft) approx  
 First Floor: 101 sq.m (1087 sq.ft) approx  
 Second Floor: 45.7 sq.m (492 sq.ft) approx  
 Basement: 36.3 sq.m (391 sq.ft) approx.

Contact our amazing team to arrange any viewings or market appraisals  
 Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**