Cumbrian Properties

The Old Rectory & Annexe, Clifton

Price Region £575,000

EPC - F

Detached Victorian residence | Separate 2 bedroom annexe
2/3 receptions | 4/5 bedrooms | 2 bathrooms
Grade II listed | Ample parking & garage | Stunning views

01768 867788
Corney Square, Penrith CA11 7PX
www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ THE OLD RECTORY & ANNEXE, CLIFTON, PENRITH

A rare and exciting opportunity to purchase a handsome Grade II listed Victorian residence occupying a wonderful position on the edge of the popular village of Clifton with stunning views across Penrith and towards the Pennines. This impressive home sits on a generous plot with well-kept lawned gardens, an "in and out" driveway providing ample parking to the front of the property and additional parking in front of the double garage that boasts an inspection pit, workbench, power and lighting (potential to convert – subject to planning permission). This substantial family home comes with an adjoining two bedroom annexe that could accommodate a dependent relative, provide you with an additional income or be easily connected back to the main house. The main residence oozes grandeur with its spacious rooms, high ceilings and beautiful entrance hall whilst retaining many of its original features that include doors, windows, skirting boards, staircase and fireplaces. The accommodation briefly comprises entrance hall, lounge, study/bedroom, dining room, ground floor shower room, kitchen with pantry and access to the rear hall with doors to the cellar, boot room and utility room. To the first floor is a generous landing with access to four bedrooms and bathroom. With beautiful views from the main reception rooms and bedrooms this property provides everything that you would expect and more. Whilst this property has been well-maintained there is a level of updating required and would suit anyone looking to put their own stamp on a truly remarkable home. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:
Original front door into entrance hall.
ENTRANCE HALL Three radiators, electric storage heater, coving to the ceiling, feature arch, large period mirror, original staircase to the first floor and wood framed secondary glazed door to the rear garden. Original doors to the ground floor accommodation.

ENTRANCE HALL

LOUNGE (19'4 x 18' into bay window) Secondary glazed sash bay window to the front, original wood panelling and shutters, single glazed window to the side with original shutters, picture rail, coving to the ceiling, original skirting boards, two radiators and marble fireplace housing a mains gas fire with tiled hearth.

3/ THE OLD RECTORY & ANNEXE, CLIFTON, PENRITH

STUDY/BEDROOM (17'9 x 12') Single glazed window to the side with secondary glazed doors in front, original shutters and woodwork, secondary glazed sash window with a lovely outlook over the rear garden and countryside towards Cross Fell, coving to the ceiling, picture rail, radiator and gas fire with tiled hearth and wooden surround.

STUDY

KITCHEN (15' x 13'7) Fitted kitchen incorporating a single bowl sink with mixer tap, built-in oven, electric hob with extractor hood above, space for fridge, space for Rayburn and traditional hearth with space and fittings for an oil fired Rayburn currently housing a wall mounted gas fire. Secondary glazed window, secondary glazed sash window to the rear, part tiled walls, wood effect flooring, doors to pantry with single glazed window to the rear, and rear hall.

KITCHEN

REAR HALL Doors to cellar and boot room, radiator and door to the courtyard with access to the annexe and stone built store room.

BOOT ROOM (9'6 x 6'7) Rayburn pump (could be reconnected) and door to utility room.

UTILITY ROOM (14'6 max x 9'8 max) Plumbing for washing machine, space for tumble dryer, original stone sink and secondary glazed sash window to the front.

CELLAR Split into areas.
ROOM 1 (13'9 x 8') Flag stone floor and lighting.
ROOM 2 (13'8 x 8') Flag stone floor and lighting.

DINING ROOM (18' x 18') Secondary glazed sash bay window with window seat, coving to the ceiling, picture rail, two radiators, original skirting boards and marble fireplace with tiled hearth.

4/ THE OLD RECTORY & ANNEXE, CLIFTON, PENRITH

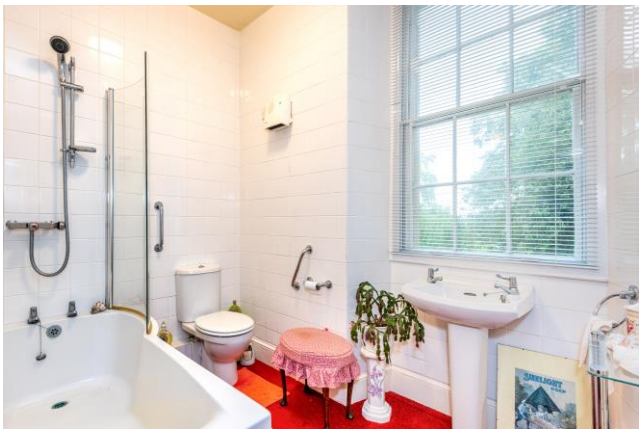
DINING ROOM

GROUND FLOOR SHOWER ROOM Shower cubicle, low level WC and wash hand basin. Fully tiled walls, electric heated towel rail, sash window to the side, storage cupboard and skylight.

FIRST FLOOR
HALF LANDING Feature wood framed double glazed window.
LANDING Generous landing with access to the part boarded loft (below the water tank), storage cupboard, airing cupboard, electric storage heater, doors to bedrooms and bathroom.

LANDING

BATHROOM Three piece suite comprising shower above bath, low level WC and wash hand basin. Fully tiled walls and secondary glazed sash window to the rear.



BATHROOM

MASTER BEDROOM (18' x 18' into bay window) Secondary glazed sash bay window with original wood panelling, original skirting boards, wooden fire surround and radiator.

MASTER BEDROOM

BEDROOM 2 (18'6 x 15'6 into bay window) Original part secondary glazed window to the side, original wood panelling and shutters, fireplace and door connecting bedroom 2 and bedroom 4.

BEDROOM 2

BEDROOM 3 (15'6 x 12') Secondary glazed sash window to the rear, original shutters and wood panelling, electric storage heater and feature cast iron fireplace with wooden surround.

BEDROOM 3

BEDROOM 4 (10'6 x 9') Secondary glazed sash window to the front, original shutters and wood panelling.

BEDROOM 4

ANNEXE

Wooden double gates opening to the front courtyard with wood framed single glazed door into the entrance hall.

ENTRANCE HALL Plumbing for washing machine, space for tumble dryer, space for fridge freezer and staircase to the first floor with storage cupboard below.

ENTRANCE HALL

FIRST FLOOR

LANDING Electric storage heater, secondary glazed wood framed window to the front, steps and door to the open plan living/kitchen and door to shower room.

SHOWER ROOM Shower cubicle, low level WC and wash hand basin. Wood framed single glazed window to the rear.

SHOWER ROOM

7/ THE OLD RECTORY & ANNEXE, CLIFTON, PENRITH

OPEN PLAN LIVING/KITCHEN (17' x 13'4) Secondary glazed sash windows to the front and rear, wood framed double glazed window to the rear, electric storage heater and gas fire in an art deco style wooden fireplace.
KITCHEN AREA Base units with worksurfaces incorporating a single bowl sink unit with mixer tap, space for cooker and space for fridge. Opening to the inner hall.

LIVING/KITCHEN

INNER HALL Doors to both bedrooms. The inner hall provides the potential to extend into the main property, if required.

BEDROOM 1 (14' x 11') Secondary glazed sash window to the rear, wash hand basin with tiled splashback, and airing cupboard housing the hot water tank.

BEDROOM 2 (10' x 6'7) Wood framed double glazed window to the rear.

BEDROOM 1

BEDROOM 2

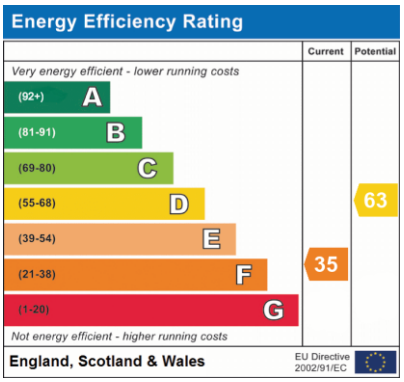
OUTSIDE This impressive home sits on a generous plot with well-kept lawned gardens, an "in and out" driveway providing ample parking to the front of the property along with additional parking in front of the double garage.

DOUBLE GARAGE (19'9 x 19') Two sets of wooden double doors, power and light, fitted workbench, inspection pit and single glazed windows to the rear.

8/ THE OLD RECTORY & ANNEXE, CLIFTON, PENRITH

NOTE Currently the property has gas wall heaters that run off mains gas along with electric storage heaters. The radiators throughout the property are currently unused as the oil fired Rayburn was removed which ran the heating system.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX Main house – F. Annexe - A

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.