

PFK

5 Jubilee Lodge Beacon Edge, Penrith, Cumbria CA11 7SQ

Guide Price: £325,000





LOCATION

Located on Beacon Edge, one of the town's most sought after residential areas, on the periphery of the town, yet only half a mile from the town centre and convenient for Penrith's varied and extensive range of amenities.

PROPERTY DESCRIPTION

Fully renovated to exacting standards throughout, this exceptional two bedroomed residence offers so much more than it would originally seem...intrigued? Take a look inside...

No expense has been spared during the sympathetic renovation of this property adjoining a most attractive Victorian building, bringing back to life a home that houses an abundance of history. Forming part of the of the former Penrith Cottage Hospital, this executive ground floor apartment boasts deceptively private accommodation and grounds, benefitting from both parking and a single garage.

Situated to the rear of the main building, 5 Jubilee Lodge has been extended to create spacious accommodation which includes an attractive entrance hall with ornate cornicing and providing access to the accommodation. Briefly comprising two double bedrooms, one benefitting from a dressing room with bespoke fitted wardrobes, an executive shower room, delightful kitchen with high spec appliances and a beautiful living room with feature wood burning stove and adjoining dining/entertaining area with full height windows. There is a charming combination of both traditional elements and modern style which mixes to create a most comforting yet bright and spacious living accommodation.

Externally, the north west facing gardens have been lovingly landscaped to create a delightful multi tiered garden, with a host of attractive plants, shrubs and trees, along with flagged patio areas making for excellent dining space, complemented further by the well placed feature lighting and an abundance of visiting wildlife.

ACCOMMODATION

Entrance Hall

Accessed via UPVC part glazed door. An attractive entrance hall with ornate cornicing and Faus laminate flooring, in a style sympathetic to the age of the property. Cloaks area, radiator, cupboard housing the consumer unit and open archway leading through to the inner hall.

Inner Hall

With decorative cornicing and solid wood doors giving access to all rooms.

Living Room

4.8m x 4.8m (15' 9" x 15' 9") A beautiful dual aspect reception room with decorative cornicing, wood burning stove in a brick inglenook with tiled hearth and wood lintel along with herringbone Faus flooring (original flooring beneath). Contemporary radiators, feature pendant lighting and open access into the dining room.

Dining Room

2.6m x 4.7m (8' 6" x 15' 5") An attractive and sympathetic extension undertaken by the current vendors, the dining area is a superb space with tall windows overlooking the rear garden and part glazed patio doors to the side. Exposed stone wall detailing (original external walls), contemporary radiator, recessed ceiling spotlights and generous pyramid roof light.

Kitchen

3.6m x 2.6m (11' 10" x 8' 6") An attractive kitchen, fitted with an excellent range of wall, base and full height units with complementary quartz work surfacing and upstands, incorporating sunken 1.5 bowl ceramic sink with mixer tap and tiled splashbacks. Integrated high specification appliances (which we understand to be Neff), include Pyrolytic oven with concealed door, eye level combination oven/microwave, fridge freezer, washing machine and slimline dishwasher. Central heating boiler, concealed within a unit, radiator and rear aspect window.

Dressing Area

1.2m x 2.9m (to wardrobe fronts) (3' 11" x 9' 6") With bespoke fitted wardrobes to one wall all with their own storage solutions and open archway leading through to the bedroom.

Bedroom 1

3.1m x 2.6m (10' 2" x 8' 6") A double bedroom with decorative coving, radiator and part obscured window.

Bedroom 2

2.5m x 3.2m (8' 2" x 10' 6") Double bedroom with decorative coving, hatch and fitted ladder giving access to the part boarded loft space, radiator and enjoying an outlook over the garden.

Shower Room

1.8m x 3.0m (5' 11" x 9' 10") Fitted with a modern suite comprising walk in shower cubicle with Ted Baker tiles, seating ledge and mains shower with additional hand held attachment, concealed cistern WC and wash hand basin in vanity unit with ample storage and tiled splashbacks. Vaulted ceiling with remote controlled Velux window and inset ceiling spotlights, heated towel rail, extractor fan and wood effect tiled flooring.

ETERNALLY

Gardens and Parking

Offroad parking is available to the front of a single garage, detached from the property but adjoining the neighbouring garages. The communal gardens lead around to the private gardens for the property, which are gated and fully enclosed, with two sides being bordered (we understand) by the original walls for the plot. The delightful terraced garden has two generous areas of low maintenance artificial lawn, attractive flagged patio providing an excellent seating space, and an array of beautiful flower beds and shrubbery. The garden benefits from a shed (we understand with power supply) to the rear, external power points and lovely feature lighting complementing the property, and is a delightful space to enjoy the plant life and the visiting wildlife.

ADDITIONAL INFORMATION

Leasehold Info

The property is leasehold with the lease being granted in 1989 for a period of 999 years. We have been advised that each apartment owns one ninth of the lease (the building was originally made up of 9 properties) with the residents meeting on an annual basis to discuss future plans.

A condition of the lease is that the property cannot be used as a holiday let or for Airbnb purposes.

Maintenance of the building is overseen by Rowan Building Management with residents paying £300 on a quarterly basis which covers insurance, communal electricity, garden maintenance for the communal areas and also provides a fund for any further maintenance agreed by the apartment owners at their AGM.

Tenure & EPC

The tenure is Leasehold.
The EPC rating is D.

Referral & Other Payments

PFK 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 PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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 and drainage. Gas central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

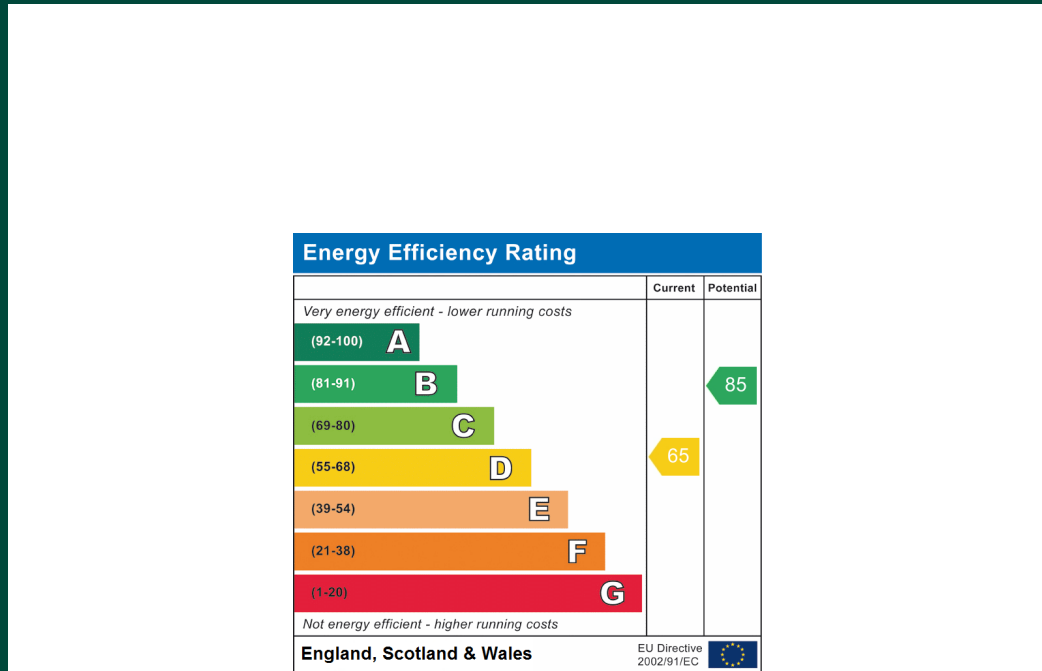
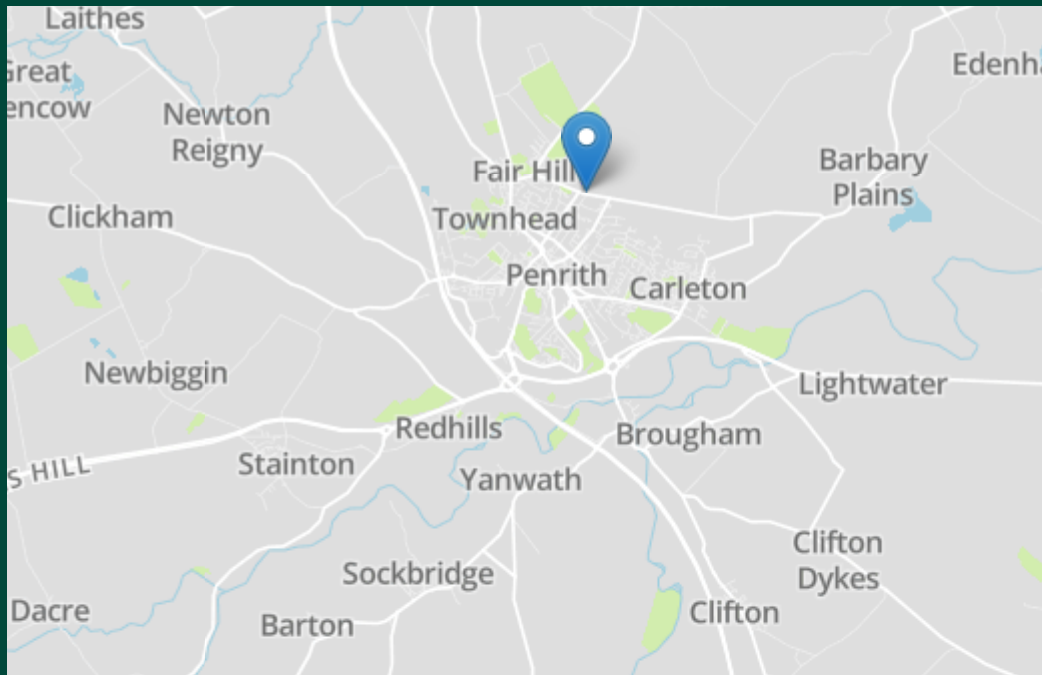
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words (front door) - narrating.evenly.sprawls

From the centre of Penrith head through Burrowgate and at the mini-roundabouts at the top of Sandgate, continue up Fell Lane. At the top of Fell Lane turn left on to Beacon Edge and the property is approx. 200m along on the right. Number 5 is privately appointed to the rear of the main building.





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Approximate total area⁽¹⁾

904.11 ft²
83.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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