

PKK

22 Brunswick Square, Penrith, Cumbria CA11 7LR

Guide Price: £380,000





LOCATION

Brunswick Square is a conveniently located and most desirable area, close to the town centre of Penrith with its 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

This substantial Victorian residence, spread across four floors, blends contemporary style with charming period features. The property boasts an attractive frontage with established shrubs and a patio, while the rear garden offers a low maintenance outdoor space with decking and a gravelled seating area—perfect for relaxation and entertaining.

The accommodation is well proportioned and briefly includes entrance vestibule and hallway, two reception rooms, a modern kitchen, tastefully updated and offering ample dining space. Patio doors leading from the kitchen to the rear garden, creating a seamless indoor outdoor flow and additionally, the property features a spacious cellar, complete with a storage room and a former coal chute, ideal for a wood store. The UPVC rear door provides access to the garden, and there is a separate external door that leads to an additional storage room positioned below the kitchen.

To the first floor, there are three generously sized double bedrooms and a family bathroom, with stairs continuing up to the second storey and an additional bedroom and shower room, offering extra versatility and privacy within the home. This beautifully presented Victorian residence seamlessly combines period charm with modern living, providing ample space across its four floors for comfortable family life and ample space and practicality for today's lifestyle.

Permit parking is available in Beacon Square.

ACCOMMODATION

Vestibule

Accessed via UPVC front door. With dado rail, tiled flooring and part glazed door with stained glass inserts leading into the entrance hall.

Entrance Hall

With stairs to the first floor, decorative coving, radiator, wood flooring and doors giving access to the ground floor rooms.

Living Room

4.82m x 4.05m (15' 10" x 13' 3") An attractive reception room with large front aspect, sliding sash bay window, decorative coving, radiator and feature fireplace with a stone surround and hearth. (We understand this fireplace is not in working order).

Sitting Room

3.95m x 3.19m (13' 0" x 10' 6") A rear aspect reception room with decorative coving, radiator and open fire in a feature fireplace with wood surround and stone hearth.

Kitchen/Diner

5.79m x 3.41m (19' 0" x 11' 2") Positioned to the rear of the property, the kitchen is a superb family space, fitted with a range of contemporary wall and base units with complementary granite work surfacing and upstands, incorporating sunken 1.5 bowl sink unit with mixer tap and grooved drainer. Integrated dishwasher and slimline wine chiller, space for freestanding range cooker with glass splashback and extractor over, matching central island unit with breakfast bar dining space and integrated under counter fridge and freezer. Ample space for dining table and chairs, feature slate wall, contemporary vertical radiator and exposed wood flooring. Side aspect sliding sash window, door leading down to the cellar and UPVC double patio doors giving access out to the garden/decked area.

BASEMENT LEVEL

Cellar

3.92m x 5.08m (12' 10" x 16' 8") An excellent room with reasonable head height, of approx. 1.76m and part glazed UPVC door leading out to the rear garden. Fitted with wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with tiled splashbacks. Space and plumbing for under counter washing machine, wall mounted shelving, door into a shelved storage/pantry cupboard (1.36m x 3.37m (4' 6" x 11' 1") with a further door leading to a good sized log store which we understand to have been the former coal chute.

FIRST FLOOR

Split Level Landing

With stairs continuing up to the main landing and doors giving access to bedroom 3 and the family bathroom.

Bathroom

2.45m x 2.36m (8' 0" x 7' 9") Fitted with a three piece suite comprising panelled bath with mains shower over and concertina shower screen, WC and wash hand basin. Cupboard housing the hot water cylinder, decorative coving, part wood panelled and part tiled walls, loft access hatch, tiled flooring, radiator and obscured side aspect window.

Bedroom 3

3.15m x 3.45m (10' 4" x 11' 4") A rear aspect double bedroom with radiator, sliding sash window and enjoying views towards the Beacon.

Landing

With stairs up to the second floor, radiator and doors giving access to bedrooms 1 and 2.

Bedroom 2

3.89m x 3.08m (12' 9" x 10' 1") A rear aspect double bedroom with radiator.

Bedroom 1

3.71m x 5.04m (12' 2" x 16' 6") A generous front aspect double bedroom with decorative coving, radiator and twin windows overlooking Beacon Square green.

SECOND FLOOR

Second Floor Landing

Currently in use as a study/office area. With doors giving access to the second floor rooms.

Shower Room

3.18m x 3.05m (10' 5" x 10' 0") Fitted with a three piece suite comprising panelled shower cubicle with mains shower, wash hand basin and WC. Eaves storage, radiator and Velux window.

Bedroom 4

2.81m x 5.01m (9' 3" x 16' 5") A generous front aspect double bedroom with part sloped ceiling, radiator, eaves storage and Velux window.

EXTERNALLY

Gardens

To the front, there is an attractive area with established shrubs and trees, space for seating area and a flagged pathway leading to the front door. To the rear, wood steps lead down to a good sized decked area with a low maintenance, enclosed gravelled garden providing ample space for outside seating. A flagged pathway gives access to the door into the cellar and a further outside storage area (4.36m x 3.43m (14' 4" x 11' 3") positioned below the kitchen.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
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 : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – 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.

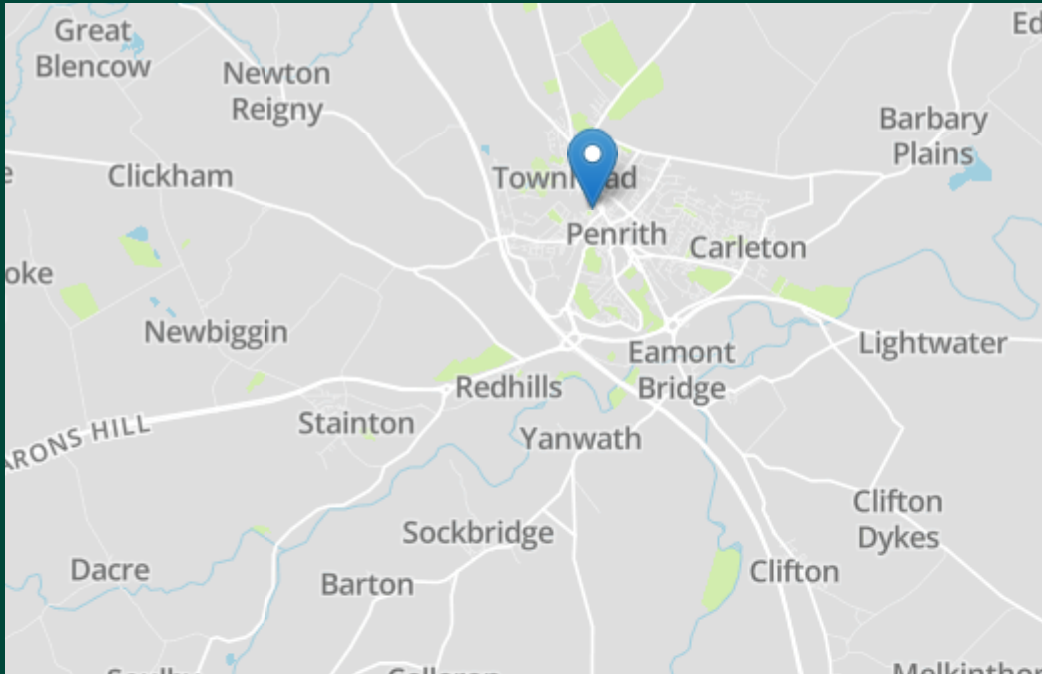
Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - clinic.noodle.divisions

From the PFK office turn right and follow the road in the centre of town around to the right, proceeding up Castlegate to the mini-roundabout beside the Station Hotel. Carry on straight across here, keep in the left lane and take the second turn off for Brunswick Road. Continue down the hill, following the road around to the left and then take the next left onto Brunswick Square. Once on Brunswick Square, take the first right and the property is a short distance along on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 1964.09 ft²
 182.47 m²

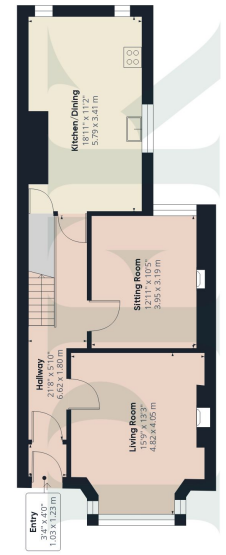
Reduced headroom
 85.25 ft²
 7.92 m²

(1) Excluding balconies and terraces

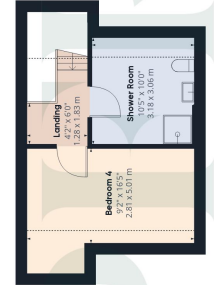
Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

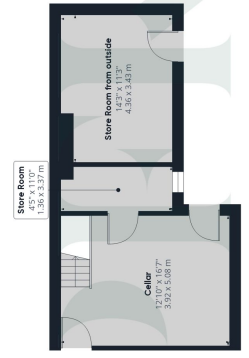
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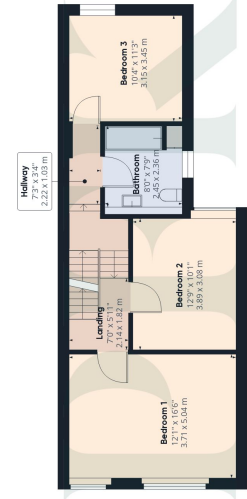
Floor 1



Floor 3



Floor 0



Floor 2