

PKF

Fairfield, Wordsworth Street, Penrith CA11 7QY

Guide Price: £575,000





LOCATION

Wordsworth Street is conveniently located in the much sought after, New Streets Conservation 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

Nestled in the heart of a charming, tree-lined street near Penrith town centre, this semi-detached, period property exudes timeless elegance and presents a prime canvas for those seeking a perfect blend of classic architecture and modern possibilities.

As you approach the entrance, you're greeted by a well-manicured front garden, enhancing the property's curb appeal. The surrounding trees not only provide a picturesque setting but also lend a sense of tranquility to the residence.

Upon entering the property, you are welcomed by a character-filled interior featuring high ceilings, intricate moldings, and large windows that allow natural light to flood the rooms. The living spaces boast a timeless charm, creating an inviting atmosphere.

The property stands proudly within a corner site, landscaped garden and the parking space and garage further enhance the appeal of this prime residence, making it a truly desirable home for those seeking a perfect blend of traditional and modern living.

One of the key highlights of this property is its potential for further expansion without compromising the current layout, with the possibility of basement and attic renovations subject to obtaining necessary planning permission.

ACCOMMODATION

Entrance Porch

Accessed via traditional, wooden entrance door with glazed side panels. Cloaks hanging area, wood flooring incorporating recessed coir matting and internal, wood door with obscured glazing providing access into:-

Hallway

Welcoming, L-shaped hallway with doors to all ground floor rooms and to the basement cellars. Two, very useful, storage cupboards (one of which previously provided access to the adjoining property when it was one residence), wood flooring and feature, wood staircase, complete with carpet runner and stair rods, to first floor accommodation.

Dining Room

4.84m x 5.46m (15' 11" x 17' 11") excluding bay window. Currently utilised as a formal dining room but very versatile in its use. This is a beautiful, bright, reception room, with lovely bay window to front aspect, complemented by further sash and case window to the side elevation. There is an abundance of period features in this room, as with the remainder of the property, together with wood flooring, radiator and an electric fire set in stone fireplace surround with tiled hearth and fender.

Dining Kitchen

3.33m x 4.39m (10' 11" x 14' 5") min. Rear aspect, dining kitchen fitted with a good range of wall and base units with complementary tiled splash backs and stone work surfaces incorporating sink and drainer with mixer tap. A gas Rayburn sits proud accompanied by free standing appliances which include dishwasher, washing machine and under counter fridge and freezer. Built in pantry cupboard, open display shelving and fitted, clothes creel.

Living Room

5.46m x 4.84m (17' 11" x 15' 11") Beautiful, dual aspect, reception room with large bay window and wooden, double glazed doors with traditional metal work leading out to the garden. An arched recess provides a lovely feature within the room and, again, there is an abundance of character on display including dado rails, picture rails and coving. Gas fire set within stone and wood surround, radiator and wood flooring.

WC

Accessed via part glazed (obscured glass), door and fitted with two piece suite comprising WC and wash hand basin set on vanity unit. Obscured, side aspect window, radiator and carpeting.

BASEMENT CELLARS

Accessed via wooden steps from the main hallway down into Room 2 (the middle room). This is a superb space, offering great potential, comprising three rooms:-

Room 1 - 4.84m x 5.45m (15' 11" x 17' 11") excluding bay. With windows, flagged floor, electric power points, fuse board, gas meter and water stop taps. There is excellent ceiling height in this room.
Room 2 - 2.77m x 5.47m (9' 1" x 17' 11") With stairs to ground floor, window, sandstone slabbed shelving and flagged floor.
Room 3 - 4.82m x 5.44m (15' 10" x 17' 10") excluding bay. With windows, flagged floor and electric power points.

FIRST FLOOR

Half Landing

With stunning window providing outlook over the garden.

Galleried Main Landing

Providing access to four bedrooms and the family bathroom. There is also access (via hatch and ladder) to the a loft space which is ripe for conversion and although not currently utilised, already has two rooms in situ.

Principal Bedroom 1

5.46m x 4.86m (17' 11" x 15' 11") Substantial, dual aspect, bedroom with bay window and further sash and case window. Feature fireplace and built in cupboard - which could provide a connection to Bedroom 4 if required, enabling provision of an en suite or dressing room.

Bedroom 2

4.4m x 5.4m (14' 5" x 17' 9") Rear aspect, double bedroom (currently with twin beds). Sash and case window, tall, built in cupboard, carpeting and radiator.

Bedroom 3

3.11m x 5.42m (10' 2" x 17' 9") Dual aspect, double bedroom, generous in size and currently used as an office. Feature fireplace, carpeting and radiators.

Bedroom 4

2.55m x 3.6m (8' 4" x 11' 10") Front aspect room, currently used as a single bedroom. Wood flooring and radiator.

Family Bathroom

Partly tiled walls, wall panelling to bath area and fitted with three piece suite comprising bath with electric shower over and concertina shower screen, WC and wash hand basin. Obscured window, radiator, vinyl flooring and shelved, airing/cylinder cupboard.

ATTIC SPACE

Accessed via hatch and drop down ladder from the main landing. This area offers great potential for conversion.

There is an electric supply to this floor and an abundance of insulation is currently in situ.

Landing Area

Room 1 - 3.89m x 5.09m (12' 9" x 16' 8") with original fireplace (not in use).

Room 2 - 4.02m x 2.7m (13' 2" x 8' 10") with Velux rooflight.

Access to other smaller spaces which could also be incorporated into a conversion.

EXTERNALLY

Gardens

To the front of the property, an established hedgerow provides an excellent degree of privacy and is complemented by flower bed borders to one side of the driveway and a gate which leads to the main garden. Set over two levels, the garden has been landscaped by the current owners to provide a wonderful, outdoor space housing an array of beautiful trees, including silver birch, monkey puzzle tree and established yew tree (which does have a TPO on it), together with a range of flowers and shrubs - providing colour throughout the year. Further complemented by vegetable patches, rockeries and beds which flank the pathways, a fruit cage which sits to the corner of the garden and a generous lawn that leads you around this delightful garden. There is also the benefit of an external water tap and electric supply points.

Parking & Single Detached Garage

Off road parking for one/two vehicles.
Single, detached garage accessed via up and over door.

Storage Shed

A useful, storage shed with independent access adjoins the rear of the garage.

ADDITIONAL INFORMATION

Tenure

Tenure: Freehold.

Note: we understand that multiple flying freeholds are applicable including to the cellar and attic room space. Prospective purchaser(s) are advised to satisfy themselves regarding this matter. Please enquire to PFK in the first instance for additional information.

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 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 electricity, gas, water & drainage; Rayburn (supplied by mains gas) provides hot water and central heating; double glazing installed throughout (apart from 2 cellar windows which are single glazed); telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

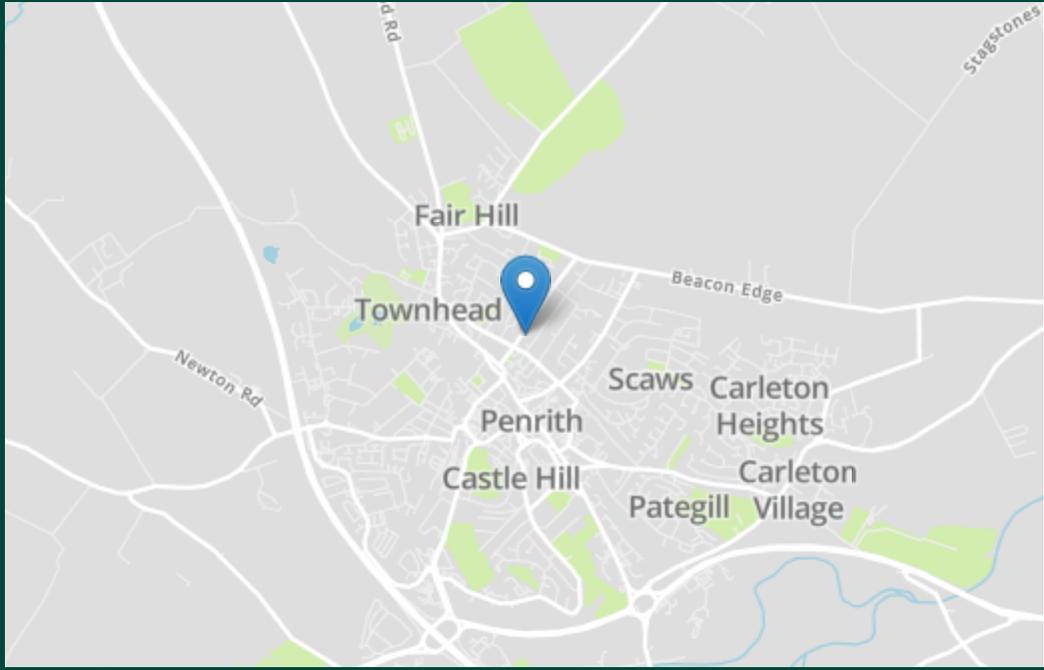
Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: The property can be located using the postcode CA11 7QY and identified by a PFK 'For Sale' board. Alternatively by using What3Words///allies.submit.wizard

From PFK Penrith 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. At the next roundabout take the third exit on to Wordsworth Street and continue up the street where the property can be found on the right hand side.





Floor -1 Building 1

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Floor -1 Building 1

Floor 0 Building 1

Floor 1 Building 1

Approximate total area[®]
3351.6 ft²
311.37 m²

Reduced headroom
10.36 ft²
0.96 m²

(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, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Approximate total area[®]
3153.44 ft²
292.96 m²

Reduced headroom
10.36 ft²
0.96 m²

(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, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	