

SUNNYCROFT,  
PENRITH ROAD,  
KESWICK

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**Sunnycroft, Penrith Road,**  
KESWICK, Cumbria, CA12 4LJ



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# Scales Farm, High Lorton, COCKERMOUTH, Cumbria, CA13 9UA

## Brief Résumé

Outstanding four-bedroom house with four reception rooms, parking, garden. Situated in elevated position with views, just a short walk from the vibrant town of Keswick. Internal inspection highly recommended as this property has been significantly upgraded and improved whilst retaining much of the original features and character of a period property.

## Description

Sunnycroft is located on Penrith Road at the bottom of Chestnut Hill, just a short walk from the town of Keswick and gives easy access to the main A66 for any direction. Victorian in age, the property has many of the decorative features of this era with the current owner having blended a modern twist to make the most beautiful home that feels comfortable, spacious and very versatile in use. The house is well named as 'Sunnycroft' as it is well positioned to catch the sun.

As you approach the property there is parking to the front and side. A slate paved pathway takes you to a covered wooden entrance porch and part glazed door, this enters into the entrance porch with original geometric tiled floor and space to hang coats. Enter through another part glazed door to the stunning entrance hallway with original features and decorative arts and craft to the ceilings. The staircase to the first floor is situated to the right. The hallway leads your firstly to the sitting room, substantial in size with high ceilings and wood burning stove centred in the chimney breast. A bay window dominates the room and allows an abundance of natural light to pour through. An extremely cosy room to relax and entertain in. Following the hallway through you come to the dining room. An elegant room with windows either side of the chimney breast that houses a cast iron feature fireplace with wood surround and marble hearth. This room can easily have a table to seat eight to ten people. The kitchen is sited at the end of the hallway, this has been designed to maximise the existing space whilst retaining the original features and adding in contemporary fittings. A fabulous range of wall and base units with granite work tops, flows to a dining area with windows to the side letting in a wealth of natural light. When leaving the kitchen, a short inner hallway takes you past the boiler room and separate WC into the garden room. This room has wonderful views of Latrigg, and benefits from under floor heating. A wide span of full length French doors across one wall invites you in to the rear garden, further window and door to the side and a fabulous hidden utility cupboard that can house a washing machine, tumble dryer and benefits from a sink, taps and storage. A fantastic room to watch the sunset or sit and contemplate.



The stairs to the first floor take you to a half landing where if you carry on ahead you have a double bedroom and separate shower room. Both are beautifully presented. Following from the half landing and heading to the front of the house there is a lovely double bedroom with views of Latrigg and benefits from an ensuite. The next room is a showstopper, with a large bay window and further windows to the front and side, this room is currently used as a further lounge and study. A large chimney breast is central to the outer wall and houses a gas flame effect fire with tile inlay and marble hearth. High ceilings and coving all add to the charm of this room with views towards Grisedale Pike and Causey Pike. The second staircase takes you to a truly magnificent bedroom that again has double aspect windows with views of Grisedale and Causey Pike. This room benefits from a lovely ensuite. The last bedroom is a good size single or twin, set in the eaves, it has a quirkiness anyone would love. The last room is the bathroom, stylishly designed and spacious, offering bath with shower above.

Outside, to the front, the entrance is bordered by a low Lakeland stone wall that gives access to parking at the front. From here a pathway leads to the front door. A good size wood store and mature shrubs line the stone wall. As you walk down the side of the house, there is further parking and a gate that leads to the rear garden. The garden has been designed to maximise the entertaining space and views. The French doors open up from the sunroom on to a stone chipped seating area, flagged steps take you to a further raised patio area and carry on to a further hidden seating area, all taking advantage of the sun and views. A shed is located at the end of the garden.

The house is fully double glazed and has gas fired central heating.

## Accommodation:

### Entrance

Entrance to the front door is via stone footpath from the parking area.

### Entrance Porch

Original geometric tiled floor. Space to hang coats. Wooden part glazed door to:

### Entrance Hallway

A beautiful space to be greeted with as you walk through the door. Staircase to first floor. Oak wood flooring throughout. Coving and original decorative features to ceiling. Dado rail. Understairs cupboard. Radiator.



## Sitting Room

Large bay window facing the front of the house and further window to side. Large chimney breast housing wood burning stove with stone surround and marble hearth. Ceiling coving, picture rail. Oak flooring. Two radiators.

## Dining Room

Splendid room with feature fireplace centred on the outside wall with cast-iron inlay, wooden surround and marble hearth. Windows to each side of the chimney breast. Oak flooring. Picture rail. Radiator. Space for large dining table and chairs.

## Kitchen/Diner

The heart of the house, this lovely space has a full range of wall and base units with quartz work tops. One and a half bowl sink with mixer taps and quartz drainer. Neff integrated double oven, microwave and five burner gas hobs. Integrated dishwasher, fridge and freezer. Solid wood flooring. Two radiators. Two large windows to the side where the dining area is located. Views of Latrigg. Door to:

## Inner Hallway

Wood effect flooring. Enters to Sunroom. Sliding doors to:

## Boiler Room

Worcester wall mounted gas boiler. Heatrae Sadia Mega Flow Cylinder. Space for storage

## WC

Window to side. WC

## Garden Room

Large French patio doors out to rear garden. Further window and door to side. Wood effect flooring. Radiator. Contemporary cupboard with sliding doors housing space for washing machine, tumble dryer and single bowl sink with taps and storage under.

## Stairs to First Floor

## Landing

Three steps up to bedroom one and bathroom. Velux window. Four steps up to landing that accesses bedroom two, lounge and stairs to second floor.

## Bedroom One

Double bedroom. Window to side. Radiator. Loft Access. Loft has a loft ladder fixed for easy access, is insulated and boarded for storage.

Shower Room Fully tiled corner shower unit. WC. Wash hand basin housed in vanity unit. Chrome ladder style radiator. Window to side.



**Bedroom Two**

Double bedroom with large windows facing the rear and Latrigg with further window to the side. Feature fireplace. Radiator. Door to:

**En-Suite**

Fully tiled corner shower unit with Mira electric shower. WC. Wash hand basin housed in vanity unit. Heated towel rail.

**Upstairs Lounge**

Large in size, this room has a bay window facing the front of the house with a further window to the front and side with views of Grisedale Pike and Causey Pike. A gas fire is housed in the chimney breast with solid wood surround, tiled inlay and marble hearth. Covling to ceiling. Two radiators.

**Staircase to Second Floor**

**Landing**

Half landing with Velux window. Room for storage. Access to all rooms. Loft access. Loft has a ladder fixed for easy access, is insulated and half boarded for storage.

**Bedroom Three**

Large double bedroom. Dual aspect windows to front and side. Views of Grisdale Pike and Causey Pike. Built in Wardrobes. Radiator. Door to:

**Ensuite**

Fully tiled corner shower unit. Tiled flooring. WC. Wash hand basin. Recess lighting. Heated towel rail.

**Bedroom Four**

Large single or twin bedroom. Window to side aspect. Radiator.

**Bathroom**

Bath with Shower above. WC. Wash hand basin housed in vanity unit. Window to front. Ladder style radiator. Part tiled. Door to airing cupboard.

**Outside**

To the front the property is a gravelled parking area that gives access to the front entrance and also continues down the side of the house where there is further parking. A gate takes you to the rear garden. This lovely area is set up for entertaining and making the most of the views. There are three areas for seating and mature hedging borders the garden and offers privacy. A shed can be found at the end of the garden for storage



**Mobile phone and Broadband services**

**CA12 4LJ Mobile Signal**

		Voice	3G	4G	5G
<b>Three</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
<b>Vodafone</b>	Indoor	✗	✗	✗	✗
	Outdoor	✓	✓	✓	✗
<b>O2</b>	Indoor	✓	✓	✓	✗
	Outdoor	✓	✓	✓	✗
<b>EE</b>	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage    ✗ You may experience problems    ✗ No coverage  
5G ✗ Not yet available in this area

\*Information provided by the [signalchecker.co.uk](http://signalchecker.co.uk) website

**Services**

All mains services are connected. Worcester boiler and Mega Flow hot water cylinder are in the boiler room just off the kitchen.

**Tenure**

Freehold

**Agent's Note**

Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

The drive is shared with the next-door property.

Small flying freehold with next door at the rear of the property. Details held at the Keswick Office.



**CA12 4LJ Broadband**

FTTH/FTTP	✗
Ultrafast Broadband (>=100 Mbps)	✗
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✓
ADSL2+	✓
ADSL	✓

Download: 15.3 Mbps

Upload: 0.6 Mbps

\*Information provided by the [thinkbroadband.com](http://thinkbroadband.com) website.

Based on using BT BROADBAND ONLY

**Council Tax**

The vendor has advised us the property is within The Cumberland Council and is council tax band E. 2024/2025 is £2920.96 per annum.

**Offers**

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

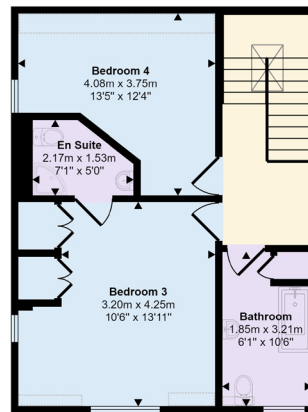
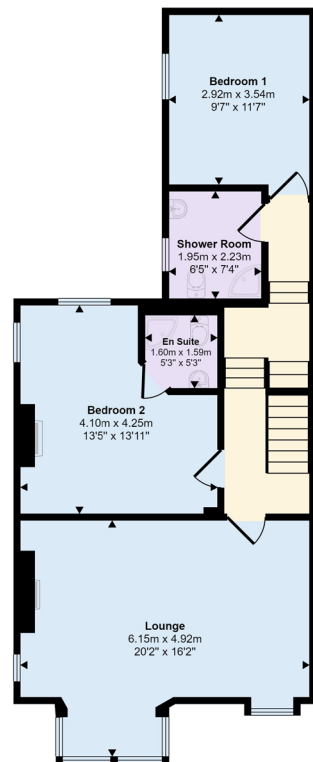
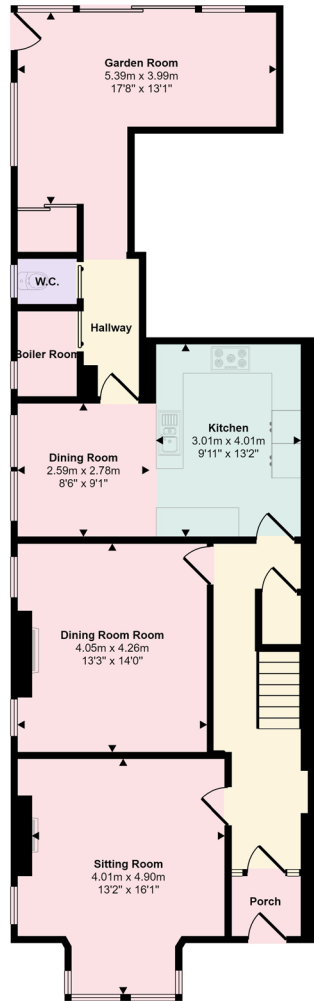
**Viewing**

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

REF: K3508448



Approx Gross Internal Area  
222 sq m / 2387 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63	79
39-54	E		
21-38	F		
1-20	G		

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