

# Cumbrian Properties

Cedar Gable, Penrith



**Price Region £495,000**

**EPC- D**

Detached dormer bungalow | Sought after location  
2 receptions | 4/5 bedrooms | 2 bathrooms  
Wrap around gardens | Gated drive and detached garage

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ CEDAR GABLE, WORDSWORTH STREET, PENRITH

Nestled on the desirable and well-established Wordsworth Street in the New Streets conservation area in the heart of the market town of Penrith, Cedar Gable is a spacious and versatile four/five-bedroom detached dormer bungalow, offered to the market with no onward chain. Set within beautiful, generous, mature gardens with some views towards the Lakeland fells, this characterful property presents a wonderful opportunity for buyers to create their ideal home in a highly sought-after location. The accommodation opens with a welcoming entrance hall, leading to a bright and airy lounge with large windows enjoying some views towards the fells, perfect for relaxing or entertaining. At the heart of the home lies an impressive 25-foot dining kitchen, offering ample space for family gatherings and culinary creativity. A good-sized conservatory at the side enjoys garden views and natural light, creating an ideal additional living space. Also on the ground floor are three well-proportioned bedrooms – two with built-in wardrobes and one currently used as an office, a cloakroom, and a spacious four-piece family bathroom. A practical rear porch offers additional access to the garden and storage. Upstairs, the first floor features two generous double bedrooms, both enjoying natural light through Velux windows. The layout is completed with fitted storage cupboards and a modern shower room, providing privacy and comfort for guests or family members. Outside, the property is surrounded by beautiful, mature gardens featuring established flower beds, mature trees, and a flagged patio area ideal for outdoor dining or relaxing in warmer months. The garden also benefits from an outhouse for extra storage, external power, and a gated driveway leading to a detached garage and courtyard area.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL (16'4 x 5'9)** Radiator, coving to ceiling, staircase to the first floor, understairs storage cupboard and doors to the lounge and inner hallway.



ENTRANCE HALL

**LOUNGE (17'4 x 14')** Double glazed timber framed window to the front with views of the garden and parts of the Lake District fells, fireplace, coving to ceiling and radiator.



3/ CEDAR GABLE, WORDSWORTH STREET, PENRITH

**INNER HALLWAY (23'6 x 4')** Radiator, coving to ceiling and doors to dining kitchen, cloakroom, bathroom and three bedrooms.

**DINING KITCHEN (25' x 12'7)** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, plumbing for washing machine and dishwasher, built in eye level oven and grill, integrated fridge and freezer. Two radiators, coving to ceiling, wood flooring, double glazed timber framed windows to the front and side elevations and timber framed internal French doors leading to the conservatory. Door to the rear porch.



DINING KITCHEN

**CONSERVATORY (19'8 x 13'8)** Tiled flooring and UPVC double glazed doors leading to the rear garden.



CONSERVATORY

**REAR PORCH (8' x 4')** UPVC double glazed doors to both sides, wood effect vinyl flooring and a walk-in shelved pantry with power and light (7'9 x 3'6).



REAR PORCH

4/ CEDAR GABLE, WORDSWORTH STREET, PENRITH

**BEDROOM 1 (14'6 x 12')** Double glazed timber framed window to the side, radiator, coving to ceiling and fitted wardrobe.



BEDROOM 1

**BEDROOM 2 (14' x 12'5)** Double glazed timber framed window to the front, coving to ceiling and radiator.



BEDROOM 2

**BEDROOM 3 (10' x 8'5)** Double glazed timber framed window to the rear, radiator, coving to ceiling and built in wardrobe. Currently used as an office.

**CLOAKROOM** WC, wash hand basin, tiled splashback, radiator, panelled ceiling and double glazed timber framed frosted window to the rear.



CLOAKROOM

5/ CEDAR GABLE, WORDSWORTH STREET, PENRITH

**BATHROOM (11' x 8'6)** WC, wash hand basin, tiled splashbacks, panelled bath and walk-in shower unit. Built in shelved storage cupboard housing the hot water tank, heated towel rail, panelled ceiling and double glazed timber framed frosted window to rear.



BATHROOM

**FIRST FLOOR LANDING (23' x 11')** Fitted storage cupboards with sliding doors, doors to a further two bedrooms and shower room.

**BEDROOM 4 (15'6 x 13'9)** Velux window to the rear, radiator and door to a walk-in storage area.



BEDROOM 4

**BEDROOM 5 (15'8 x 12')** Radiator and Velux window to the front with views across Penrith to the distant fells.



BEDROOM 5

6/ CEDAR GABLE, WORDSWORTH STREET, PENRITH

**SHOWER ROOM (12' x 7'5)** Three piece suite comprising of WC, wash hand basin and walk-in electric shower unit. Heated towel rail, panelled splashbacks and Velux window to the rear.



SHOWER ROOM

**OUTSIDE** The property has a wrap around lawn surrounded by flower beds. The gardens incorporate a timber built sun house, flagstone seating area, raised floral borders with bushes, trees and shrubs. External power supply and gated driveway parking leading to the detached garage. There is an outhouse at the rear of the property **(12'6 x 6'6)** with power, light and timber framed windows to the front and rear.



FRONT GARDEN



DRIVE AND GARAGE



REAR COURTYARD

7/ CEDAR GABLE, WORDSWORTH STREET, PENRITH



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 77        |
| (55-68) D                                   | 62                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band F

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.

reasons to sell with us...

more than

455

properties listed in our  
Carlisle office

more than

390

properties sold from  
our Carlisle office

we sold

255

more properties than  
our closest competitor

we have over

500

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years  
on your high street

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)

