

PFK

22 Queen Street, Penrith, Cumbria CA11 7XF

Guide Price £189,000





LOCATION

Queen Street 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

Charming Grade II listed home, packed with character features and quirks both inside and out, right in the centre of Penrith and yet boasting a large courtyard oasis to escape to, welcome to 22 Queen Street.

This property has recently undergone a sympathetic renovation, showcasing the abundance of wonderful period features, with plenty of exposed beams, a warm welcome awaits you as you step inside, just imagine settling down on the sofa with the stove lit, flames flickering. The spacious reception room leads both to the inner hallway to the staircase and the kitchen. The quaint kitchen has a door down to a useful cellar storage area and a door to the rear garden. The first floor has a family bathroom and two double bedrooms, the master benefiting from a large built in wardrobe, plus the stairs up to the attic. The second floor landing has a storage area and the attic room has two Velux windows and eaves storage.

To the rear the courtyard garden is enclosed and walled, it is a fascinating space with a glorious sandstone wall and paving slabs, adjacent to the Alhambra Cinema, the curious steel structure that provides a canopy over a large portion of the garden space is the support for the cinema projection room. This creates an incredibly well protected space, exceptionally private and the bonus is even when the glorious Cumbrian weather is not at it's best you can still enjoy being outdoors and even hang your washing out!

The vendor has also indicated that they would be open to negotiation on the sale of the furniture if a purchaser was interested.

ACCOMMODATION

GROUND FLOOR

Entrance

Via composite front door into

Entrance Vestibule

1.14m x 1.00m (3' 9" x 3' 3") With door into

Reception Room

4.97m x 4.96m (16' 4" x 16' 3") with door to kitchen and walkway through to stairs to first floor

Kitchen

3.42m x 2.32m (11' 3" x 7' 7") with door to the 'cellar' store room and door to rear garden

Cellar

2.29m x 1.78m (7' 6" x 5' 10") in the understairs area accessed down several stone steps

FIRST FLOOR

Stairs & Landing

Demi landing with window to rear, main landing with doors to bedrooms and bathroom and stairs to attic room

Bedroom 1

3.69m x 3.51m (12' 1" x 11' 6")

Bedroom 2

3.50m x 3.24m (11' 6" x 10' 8")

Bathroom

2.37m x 1.61m (7' 9" x 5' 3") with airing cupboard housing GCH boiler

SECOND FLOOR

Landing

With small storage area and door into

Attic

3.74m x 3.01m (12' 3" x 9' 11")

EXTERNALLY

Garden & Parking

On street parking with residents parking permit.

Rear courtyard garden with outdoor storage space, water tap, gate to secure shared lane, giving access for bins.

ADDITIONAL INFORMATION

Tenure, Listed Building & EPC

Tenure - Freehold
Grade II - listed property
EPC - 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 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

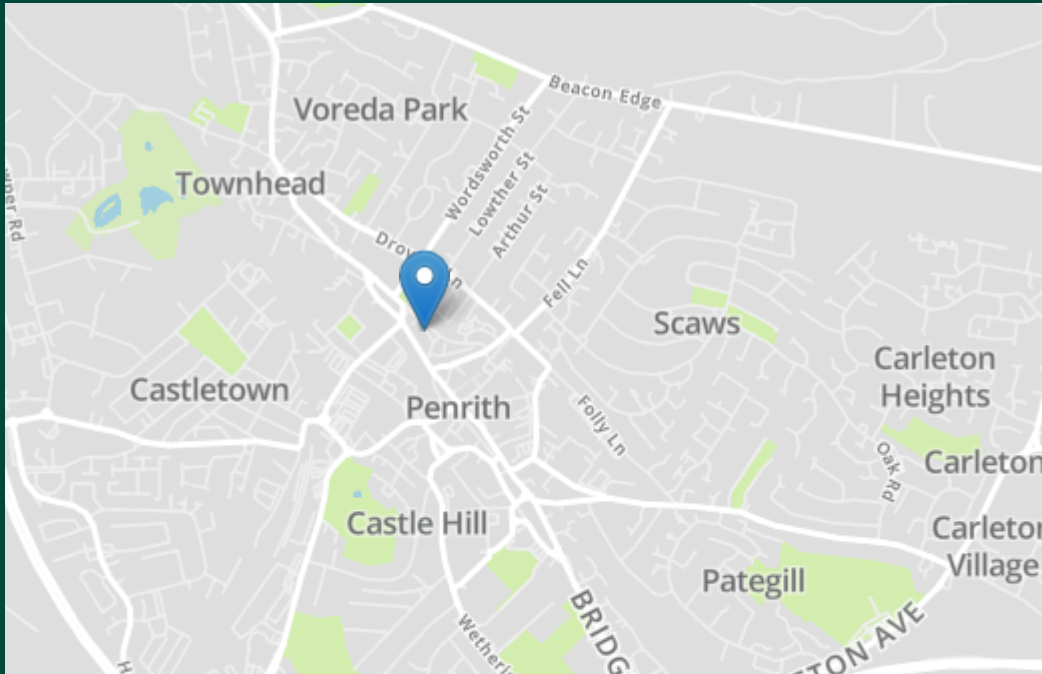
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band A

Viewing: Through our Penrith office, 01768 862135.

Directions: 22 Queen Street can be located with the postcode CA11 7XF and identified by a PFK For Sale board. Alternatively by using What3Words: ///cocoons.bump.transit

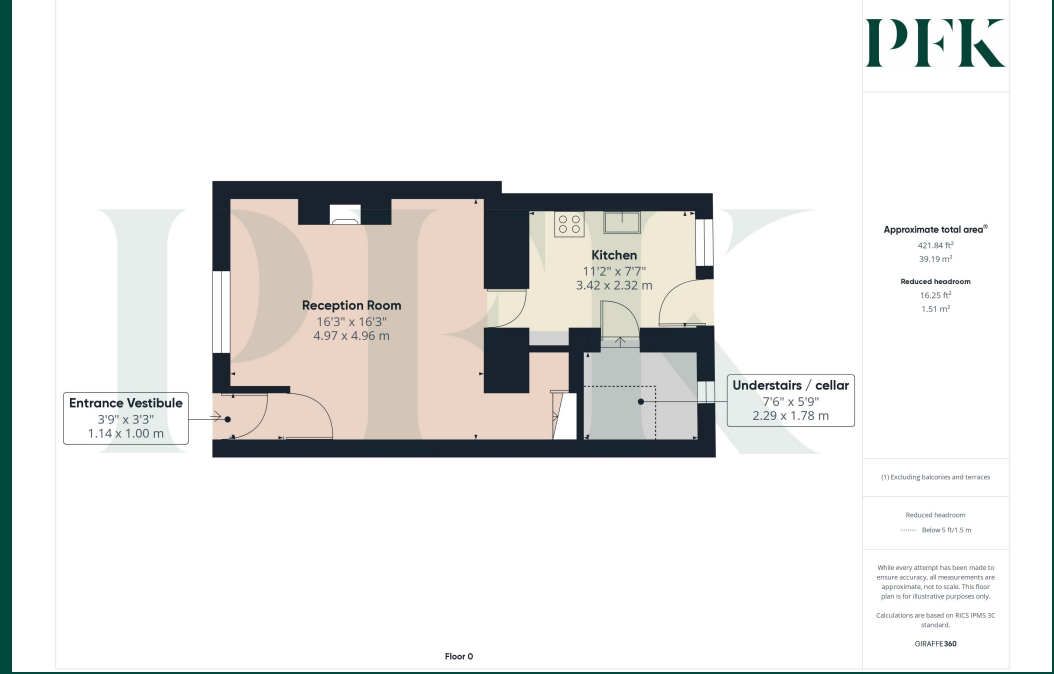
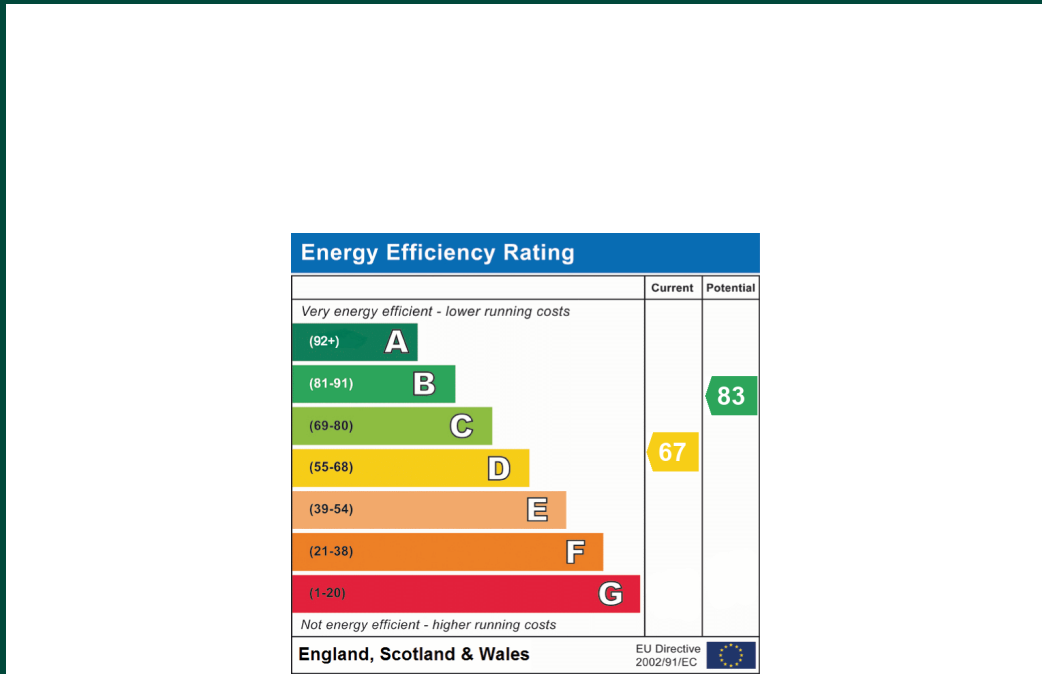




PFK

Approximate total area[®]
 915.04 ft²
 85.01 m²
 Reduced headroom
 73.63 ft²
 6.84 m²

(1) Excluding balconies and terraces
 Reduced headroom
 Below 5 ft 5 in
 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 IPMS 3C standards.
 GIRAFFE360



PFK

Approximate total area[®]
 421.84 ft²
 39.19 m²
 Reduced headroom
 16.25 ft²
 1.51 m²

(1) Excluding balconies and terraces
 Reduced headroom
 Below 5 ft 5 in
 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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