

# Cumbrian Properties

Elm Bank, Elm Terrace, Penrith



**Price Region £320,000**

**EPC-D**

Semi-detached house | A beautiful family home  
2 receptions | 4 bedrooms | 2 bathrooms  
Fully renovated between 2017-2018 | Courtyard garden

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## 2/ ELM BANK, ELM TERRACE, PENRITH

An exciting opportunity to purchase a beautiful four-bedroom semi-detached house located a short walk from the town centre. Built around 1900 and having undergone a full renovation between 2016-2018 has transformed this property into a wonderful family home. With spacious and flexible accommodation arranged over three floors, internally the property briefly comprises: entrance vestibule, hallway, lounge, second reception room, impressive dining kitchen and utility room to the ground floor. On the first floor there are three double bedrooms, a gorgeous family bathroom and an ensuite shower room to the master bedroom. Accessed via a spiral staircase is the generous fourth bedroom currently used as a home office, from here there are stunning views over town towards Beacon Edge. Outside the property has a small courtyard garden with a two storey playhouse – currently used for storage, and residents permit parking to the front. This really is a very impressive property that must be seen to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via wooden front door into vestibule.

**VESTIBULE** Door to entrance hallway.

**ENTRANCE HALLWAY** Staircase to the first floor and doors to lounge, reception room 2 and the dining kitchen.



ENTRANCE HALLWAY

**LOUNGE (15'3 x 12')** Bay window to the front, fireplace with wood burning stove and hearth, shelving and cupboards in alcoves.



LOUNGE

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**RECEPTION ROOM 2 (11'10 x 9'7)** Two built in cupboards and UPVC double glazed window to the rear.



RECEPTION ROOM 2

**DINING KITCHEN (22'8 x 10'10)** Fitted kitchen incorporating quartz worksurfaces, a 1.5 bowl sink with drainer, built in electric hob with fitted extractor hood over, built in oven and integrated fridge/freezer. Electric under floor heating, feature brick wall, door to the utility/WC, two UPVC double glazed windows to the side and UPVC double glazed door leading to the courtyard.



DINING KITCHEN

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**UTILITY/WC** Low level WC, wash hand basin, plumbing for washing machine and wall mounted boiler.

**FIRST FLOOR LANDING** Doors to bedrooms and family bathroom. A spiral staircase leads to the second floor.

**BEDROOM 1 (12'6 x 11'10)** Generous built in storage cupboard, two UPVC double glazed windows to the front and door to the en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Shower cubicle, low level WC, wash hand basin and heated towel rail.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12' x 9'8)** UPVC double glazed window to the rear and feature fireplace.



BEDROOM 2

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**BEDROOM 3 (11' x 9')** UPVC double glazed window to the side.



BEDROOM 3

**FAMILY BATHROOM** A four piece suite comprising of shower cubicle with double shower head, free standing roll top bath, high level WC and wash hand basin. Heated towel rail, electric under floor heating and UPVC double glazed window to the side.



FAMILY BATHROOM

**SECOND FLOOR**

**BEDROOM 4/OFFICE (15' x 11'3)** Accessed via a spiral staircase with UPVC double glazed window to the front providing a fantastic view towards the Beacon.



BEDROM 4

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**OUTSIDE** To the front of the property there is a gated garden with steps leading up to the property. Gated side access and an enclosed courtyard at the rear with a double storey play house – currently used for storage with its own electricity supply.



REAR GARDEN



VIEW FROM BEDROOM 4

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**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.

