WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

Shearman House,, Benson Row, Penrith, CA11 7YW

- **Enchanting Extended Traditional Sandstone Cottage in the Centre of Penrith**
- **Set in a Generous and Private Garden with a South Westerly Aspect**
- **Living Room, Conservatory + Kitchen**
- **2 Double Bedrooms + Ground Floor Bathroom**
- **Useful Basement Storage with Laundry Area and WC**
- **uPVC Double Glazing + Gas Central Heating via a Condensing Boiler**
- **Resident Permit Parking Available**
- **Tenure - Freehold. Council Tax Band - A. EPC - D**

Asking price £230,000

Tucked away in an exquisite and peaceful position, yet so close to the centre of Penrith, Shearman House is a true "one off", combing the character of a traditional sandstone cottage with stylish eclectic freestyle décor and the benefits of modern heating and double glazing all within a generous and private garden. The accommodation is set over three floors and currently comprises; Conservatory, Living Room, Kitchen and Bathroom to the ground floor, 2 Double Bedrooms to the first floor and a useful basement floor offering excellent storage and a further WC.

The cottage is complimented by the spacious garden with a wide variety of shrubs, a large Terrace and an attractive Pond which all benefits from a high level of direct sunlight and privacy.

Location
Shearman House is set back from Benson Row and is accessed on foot only through Shearman Yard. Resident permit parking is available through Westmorland and Furness Council in Sandgate and Friargate.

Amenities
Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services
Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold
The property is freehold and the council tax is band A.

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referal Fees
WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance
Through uPVC double glazed double doors to the,

Conservatory 11' 11 x 9'10 + 11'2 x 5'9 (3.35m 3.35m x 3.00m + 3.40m x 1.75m)
Having uPVC double glazed windows to three sides and a double glazed roof. The flooring is solid oak, there are four wall light points and two double radiators. A broad opening leads to the;

Kitchen 15'9 x 7'9 (4.80m x 2.36m)
Being designed largely for freestanding furniture there is a ceramic double Belfast sink with mixer taps setting a worksurface with handmade drawer and shelf storage below. There is a gas and electric cooker point, the walls are part panelled with a plate rack around and the floor boards are polished wood. A pine panel door opens to the bathroom and there is an open doorway to an inner lobby with a storage area, a pine panelled door to the cellar steps and a further open doorway to the;

Living Room 16'1 x 9'4 (4.90m x 2.84m)
A multi fuel stove is recessed into the wall with a sandstone hearth and to one end of the room are built in bookshelves. A window faces into the conservatory.

Bathroom 7'7 x 9'10 (2.31m x 3.00m)
Fitted with a top flush toilet, a traditional porcelain wash basin on cast iron stand and a panelled bath with a mains fed shower over the tiles to three sides. A built-in cupboard also houses a Valliant gas fired condensing combi boiler providing the hot water and central heating. The floor boards are exposed, there is a heated towel rail and two uPVC double glazed windows.

Basement Floor
Accessed from the ground floor via stone stairs from the inner lobby. The basement is also accessed from part glazed door to a yard to the front of Shearman Cottage..

Basement Room 14'6 x 8' (4.42m x 2.44m)
With lights, power and plumbing for a washing machine.

WC
Fitted with a toilet and a wash basin

Storeroom 14'9 x 6'9 (4.50m x 2.06m)
With lights, power points and solid wood flooring.

First Floor-Landing
A uPVC double glazed window to the front gives natural light and a ceiling trap with drop-down ladder gives access to the roof space. Pine doors open to the bedrooms.

Bedroom One 16'3 x 9'4 (4.95m x 2.84m)
There is a shelved recess to one wall, a double radiator and a uPVC double glazed sash window.

Bedroom Two 16'1 x 8' (4.90m x 2.44m)
There is a single radiator and uPVC double glazed windows face to the front and side.

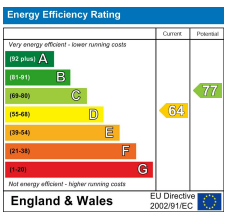
Outside
Shearman Yard is accessed through a metal gate on Benson Row through a shared passageway and yard with steps up to the garden.

The front of Shearman House is a stone flagged Terrace on two levels with a large pond.

A flagged path from the terrace runs through well stocked shrub and flowerbeds to a further garden area which is to a combination of lawn, flower and shrub borders, a gravel bed and a further stone flagged area in the top corner.

The garden offers a remarkable level of privacy and being raised up does enjoy a high level of direct sunlight throughout the day.

GROSS INTERNAL AREA
TOTAL: 123 m²/1,314 sq ft
FLOOR 1: 27 m²/287 sq ft, FLOOR 2: 63 m²/676 sq ft, FLOOR 3: 33 m²/351 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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