

**WILKES
GREEN
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Residential
Estate Agents
Letting Agents

The Friarage and North Friarage, Friargate, Penrith, Cumbria, CA11 7XR



- **Exceptional Historic Grade 2* Listed Manorial Home + Interconnecting Cottage**
- **Convenient Location Close to Penrith Town Centre**
- **Over 5,000 Sq. Ft Living Space**
- **Large Drawing Room, Breakfast Kitchen, Study/Dining Room + Utility Room**
- **Large Principal Bedroom Suite with En-Suite Bathroom**
- **3 Further Double Bedrooms, En-Suite Shower Room + Bathroom**
- **Interconnecting Cottage with Generous Living Room, Sitting Room, Kitchen, Two Double Bedrooms + Shower Room**
- **Off Road Parking for Several Vehicles + Garden with High Level of Privacy**
- **Garage, Workshop and Garden Room used as a Gym**
- **Tenure - Freehold. Council Tax Band - D. EPC - E**

Asking price £775,000

The original Augustinian Friary on this site dates back to the 13th Century and is known for hosting Edward 1st during his campaigns against the Scots. Following the dissolution of the monasteries in the 16th Century the land was repurposed, eventually becoming the current manorial home dating from 1717 and which was extended to the rear in the mid Victorian period to create a magnificent and historic home of quality and distinction, in the heart of this thriving market town.

From the welcoming entrance hall to the principal bedroom suite, the accommodation has been lovingly maintained and updated by the current owners, whilst keeping the character and nature of this special home, combining tasteful modern updates with grace and space.

With over 5,000 Sq. ft of floor space, The Friarage and North Friarage offer huge flexibility as a large family unit, or as a generous and comfortable home with excellent potential to run a bed and breakfast business or even holiday letting accommodation. In the main house there are; an entrance hall, living room, dining room/study, dining kitchen, utility room, boot room and cloakroom to the ground floor. To the first floor there are three double bedrooms, one with an en-suite shower room, a bathroom and a kitchenette with potential for an self contained annex. To the upper floor is an impressive principal suite with an en-suite bathroom and a walk in wardrobe.

The interconnecting cottage has; a dining hall, kitchen, large reception room which connects to the main house, double bedroom to the ground floor and a landing/office area, living room, double bedroom and a shower room to the first floor.

The convenient location, being so close to Penrith town centre is enhanced further by having secure off road parking for several vehicles, a garage and workshop and an enclosed rear garden offering a great deal of privacy, along with an historic "weavers cottage", currently used as a gym.

Location

The Friarage is located in the centre of Penrith on Friargate.

The what3words position is; working.clinking.motivator

Amenities

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, 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 D

Referral 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

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a broad solid timber panelled door with the original hinges and bolt to the;

Entrance Hall 8'10 x 14'9 (2.69m x 4.50m)

The flooring is sandstone flags laid in a diamond pattern, there are exposed beams and rafters to the ceiling and to one side of the room is an original inglenook (no flue). A mullion window faces to the front, there is a glass shelved recess, a double radiator and two wall light points. Open doorways lead to the kitchen and side hall, a door opens to a passage connecting to the North Friarage and broad steps lead up to an;



Inner Hall

The stairs, with carved newel posts, polished spindles and handrail continue to the upper level. The floorboards are stripped pine, there is a double radiator and a telecoms point. A stripped pine door opens to the side lobby and a broad stripped pine door opens to the;



**Drawing Room 18'11 x 24'3 + bay window
(5.77m x 7.39m + bay window)**

A woodburning stove is set in a slate hearth and back with an ornate carved wood surround and mantle with inset mirror. The ceiling has ornate painted timber beams with William Morris patterned motifs. The floorboards are stripped pine, there is a picture rail around the room, two double radiators and five wall light points. To one side of the room, opposite the fireplace is a half bay with sash windows and a large box bay window to the rear also includes doors opening to the rear garden.



Kitchen 12'6 x 18'7 (3.81m x 5.66m)

Fitted around three sides with a wide range of shaker style fronted wall and base units with a marble works surface incorporating a ceramic Belfast sink with Quooker boiling/chilled/sparkling water tap. There are two mid height Neff electric ovens, a large induction hob with glass splashback and cooker hood, an integral fridge freezer, microwave and dishwasher.



Many of the base units have pan drawers, a corner cabinet has carousel shelving and a central island with breakfast bar also has pulled out recycling drawers and pan drawers.

There are recessed downlights to the ceiling, three wall light points and two modern upright column radiators.



A multi pane window, facing to the front, has a window seat and original folding shutters. To either side of the front window is a shelved recess.



Side Hall

Access from the main entrance hall, the flooring is natural sandstone and there is a glass shelved niche, exposed beams to the ceiling and a double radiator. A part glazed panel door opens to the laundry and an original broad timber door opens to the;



Study 12'8 x 11' (3.86m x 3.35m)

The flooring is natural stone, there is an exposed beam to the ceiling and to one side is a painted inglenook with shelves and built-in shelved cupboards to one side. Two mullion windows with window shutters face to the front, the walls are part timber panel and there is a double radiator.



Laundry-Utility Room 16'10 x 10' (5.13m x 3.05m)

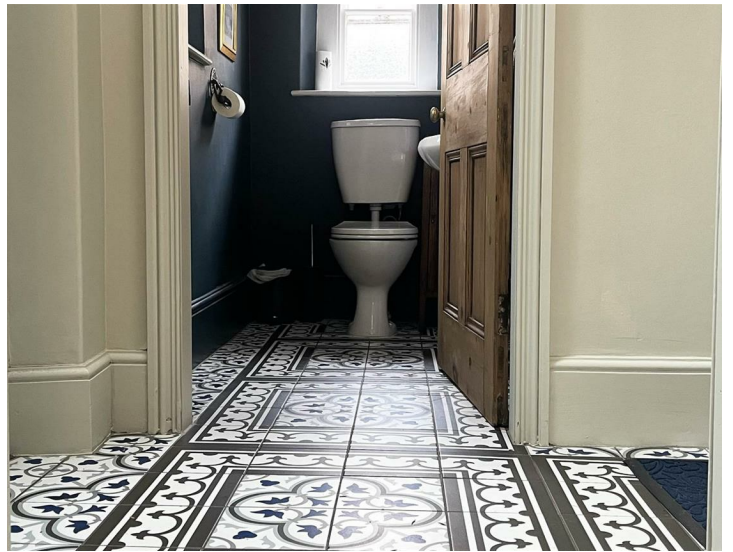
Fitted with matt black fronted wall and base unit and a polished granite work surface incorporating a composite under mounted sink with mixer tap and granite splashback. There is plumbing for two washing machines, space for a tumble dryer and space in the corner for a large fridge freezer, which also has an electric cooker point if this room is to be used as a second kitchen.

The flooring is herringbone hardwood, there are exposed beams to the ceiling, a double radiator, a mullioned window to the front and a part glazed door to the side opens to a small outside storage area suitable for bins.



Side Lobby

With ornate tiled flooring, a Velux roof light, a panelled door to the outside and stripped pine panel doors off to the WC and;



Boot Room 4'8 x 11'5 (1.42m x 3.48m)

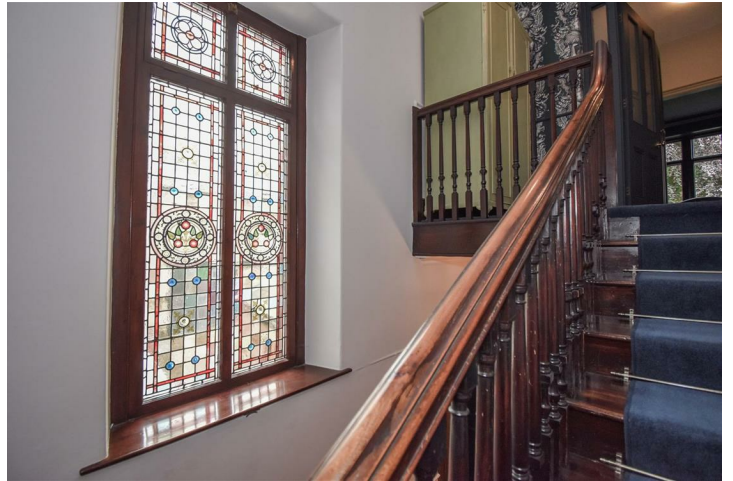
A ceramic Belfast sink is set below a granite work surface, below which there is also a Worcester gas fired condensing boiler providing hot water and central heating. To the opposite end of the room to the sink is a further granite shelf with plumbing below for a washing machine and there are coat hooks and further shelving around. A sash window overlooks the courtyard and there is an extractor fan.

WC 3'11 x 6'6

Having ornate tiled flooring and being fitted with a toilet, a wash basin and a double radiator. Sash windows to two side sides give natural light.

First floor – Landing

An ornate leaded glass window in the stairwell throws natural light to the lower, middle and upper floors. A door above first floor landing get access to a roof storage space.



The stairs continue up to the upper level with polished handrail and spindles. The walls are part painted timber panelled, there is a shelved recess, a double radiator and a broad panel door opens to an airing cupboard which houses a pressurised hot water tank. Panelled doors open to bedrooms one and two and a part glazed panel door opens to the side landing.



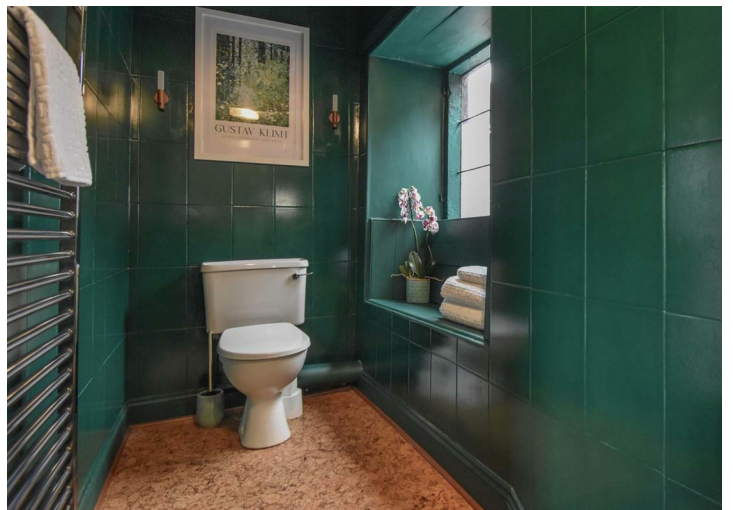
Bedroom One 13' x 16' 4 (3.96m' x 4.88m' 1.22m)

A feature cast iron and brass fireplace with tiled insets is set into a painted stone surround. The floorboards are polished random width oak, the walls are part painted timber panelling and a large multipane sash window faces to the front with painted timber panelling below and a recessed cupboard to one side. There is a double radiator and a panelled door opens to the;



En-Suite Shower Room 3'7 x 12'4 (1.09m x 3.76m)

Being on two levels with three steps between and fitted with a toilet, a wash basin and a shower enclosure with marine board to three sides and a mains fed shower over. There is a chrome heated towel rail, an extractor fan and one mullion window faces to the rear.



Bedroom Two 11'9 x 10'2 (3.58m x 3.10m)

A feature fireplace is set in a painted stone surround, the floorboards are random width polished oak, the walls are part painted timber panelling and two leaded glass windows with oak window shutters and window seats face to the front. There is a double radiator.



Side Landing

This area of the Friarage can easily be used as accommodation for a dependent relative.

The hallway extends into a kitchenette area and there is an original painted panelled door to;

Bedroom Three 13'7 x 12'11 (4.14m x 3.94m)

An original ducks nest basket fireplace is set in a painted stone surround with a shelved cupboard to one side. Two secondary glazed, leaded glass mullioned windows face to the front and there is a double radiator.



Kitchenette 6'7 x 9'9 (2.01m x 2.97m)

Having painted wood base units with a wood effect work surface incorporating a composite single drainer sink with mixer tap and there is a ceramic domino hob and space for an upright fridge freezer. Two leaded glass windows faced to the side and a painted panel door opens to the;



Bathroom 9'9 x 10'1 (2.97m x 3.07m)

Fitted with a panelled steel bath, a wash basin, a toilet and a shower enclosure with a mains fed shower and marine board to two sides. There is an extractor fan, a shaver socket, a wall mounted hairdryer, a chrome heated towel rail and leaded glass windows face to the front and side.



Upper Floor - Landing

A part glazed panel door opens to the;

Principal Bedroom Suite



Lobby

Having a single radiator, a built-in shell cupboard and a ceiling trap with drop-down letter to the roof space. Painted panelled doors lead off to a walk-in wardrobe, the bathroom and the bedroom.

Walk In Wardrobe 4'1 x 7'4 (1.24m x 2.24m)

With hanging and shelving storage and a sash window to one side giving natural light.

Bedroom 14'6 x 24'5 (4.42m x 7.44m)

Across one end of the room are built in wardrobes with hanging, shelf and locker storage. Sash windows to two sides have painted wood panelling around and there are two wall light points and two double radiators.



Bathroom 9'5 x 11'4 (2.87m x 3.45m)

Fitted with a modern clawfoot bath having wall mounted taps set in ornate tiling to the side. There is a toilet, a wash basin set in a storage cabinet with granite top and a large shower enclosure having a mains fed shower and marine boards to two sides. A built-in airing cupboard houses a second pressurised hot water tank. The flooring is ornate tiling, there is a chrome heated towel rail and two sash windows overlook the courtyard.



North Friarage

A panelled door opens to the;



Dining Hall 11'8" x 11'10" (3.56m x 3.63m)

Stairs lead to the first floor with painted spindles and wood effect laminate treads and risers. There is a modern electric remote controlled radiator, a multi pane sash window to the front, and doors off to the bedroom, kitchen and;



Living Room 16'9 x 17'4 (5.11m x 5.28m)

Currently used by the owners as a craft room, the walls are painted wood panelling with an ornate niche to one side. There is a fireplace with marble and painted carved wood surround. Two sash windows with window seats and wood panelling around faced to the front and a broad painted panel door opens to a passageway connecting the cottage to the main house.



Kitchen 5'11 x 11'11 (1.80m x 3.63m)

Fitted with pale wood effect fronted base units and a granite effect work surface incorporating a composite single drain a sink with ornate tiled splashback. There is a ceramic domino hob and space for an upright fridge freezer. Two windows to the rear give natural light.



Bedroom One 14'9 max x 10'9 (4.50m max x 3.28m)

There is a remote control modern electric radiator and sash windows to the side.



First floor – Landing

One wall has an ordinance survey map mural of the area surrounding Ullswater and between Penrith and Keswick. A sash window faces to the front and painted panel doors lead off to the bedroom the shower room and;



Sitting Room 17'3 x 17'11 (5.26m x 5.46m)

A woodburning stove is set on a stone hearth in front of an original ducks nest basket fireplace with a painted stone surround. There are exposed beams to the ceiling, a modern remote controlled electric radiator and two sash windows with window seats face to the front.



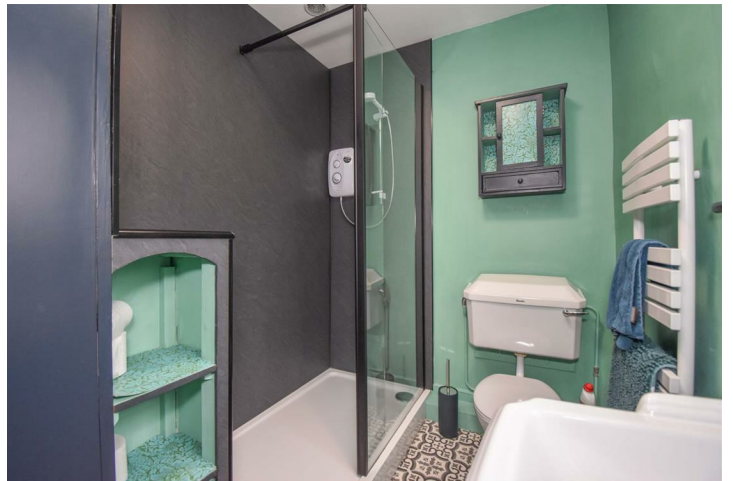
Bedroom Two 14'11" max by 11'3" (4.57m max by 3.45m)

Having a modern remote controlled electric radiator and a multi pane sash window to the front.



Shower Room 5'10 x 8'5 (1.78m x 2.57m)

Fitted with a toilet, a wash basin and a large shower enclosure with marine board to two sides and a Mira electric shower over. A built-in cupboard houses the hot water tank and there is an electric heated towel rail and a Crittal type framed window faces to the rear.



Outside

Access is across a neighbouring cobbled lane to the side of the North Friarage and through large double wooden vehicle gates to a block paved courtyard parking area with sufficient parking for several vehicles and giving access to the;



Garage 16'8 x 10'5 max (5.08m x 3.18m max)

Having double wooden vehicle gates, lights and power points. A drop-down ladder gives access to a mezzanine storage platform and an open doorway leads to a ground floor;

Store/workshop 10'1 x 10' (3.07m x 3.05m)

With lights and power points

A gate to the side of the courtyard opens to the;

Enclosed Rear Garden

Being laid to a mix of gravel with flagged paths, flower and shrub beds, a small lawn and to one side is a beautiful glass covered sandstone terrace area ideal for outdoor entertaining.

The rear garden offers a high level of privacy.

Stone stairs from the garden lead to an original stone built



Weaver's Cottage 10'10 (3.30m)

Currently used as a gymnasium but offering a multitude of uses, the walls are part painted timber panelling, there is a painted stone feature fireplace in one corner, original cornice to the ceiling and multi pane windows with window seats face to two sides.





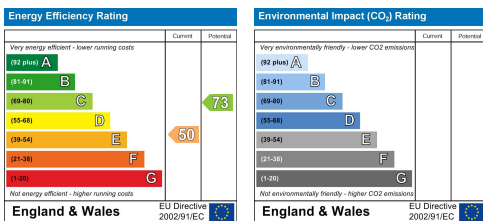
FLOOR 1

GROSS INTERNAL AREA
TOTAL: 480 m²/5166 sq.ft
FLOOR 1: 247 m²/2653 sq.ft, FLOOR 2: 233 m²/2513 sq.ft
EXCLUDED AREAS: GARAGE: 28 m²/299 sq.ft, GYM: 11 m²/115 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 480 m²/5166 sq.ft
FLOOR 1: 247 m²/2653 sq.ft, FLOOR 2: 233 m²/2513 sq.ft
EXCLUDED AREAS: GARAGE: 28 m²/299 sq.ft, GYM: 11 m²/115 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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