

**WILKES
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HILL**

Residential
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Letting Agents

Apartment 2, Hutton Hall Friargate, Penrith, Cumbria, CA11 7FB



- **Excellent Ground Floor Apartment in an Impressive 18thC Hall**
- **Grade 2* Listed with Many Original Features**
- **Spacious Open Plan Living Room + Kitchen**
- **2 Double Bedrooms, En-Suite Shower Room + Bathroom**
- **Shared Terraced Garden Area + Allocated Parking Space**
- **Gas Central Heating via a Condensing Boiler**
- **Tenure Leasehold - 999 years from 2015. EPC Rate C. CouncilTax Band B**

Price £190,000

Sensitively converted from an early 18th century grade 2* listed former masonic hall in the centre of Penrith, 2 Hutton Hall is a superb, spacious and characterful ground floor apartment offering stylish accommodation comprising: Shared Hallway to an Inner Hall, Open Plan Living Room and Kitchen, 2 Double Bedrooms, En-Suite Shower Room + Bathroom. Outside there is an Allocated Parking Space, a Shared Terrace to the rear and there is use of the Shared Cellar Storage. There are several impressive original features within and around the building and there is also the benefit of Gas Central Heating.

Location

From the centre of Penrith, head up Sandgate and turn right at the mini roundabout onto Benson Row. Follow the road around the right hand bend into Friargate, Hutton Hall is on the right.

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 16,000 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

The vendor informs us that the property is leasehold being 999 years from 1st January 2015 and that the annual service charge is £1200 including buildings insurance.

Council tax band B

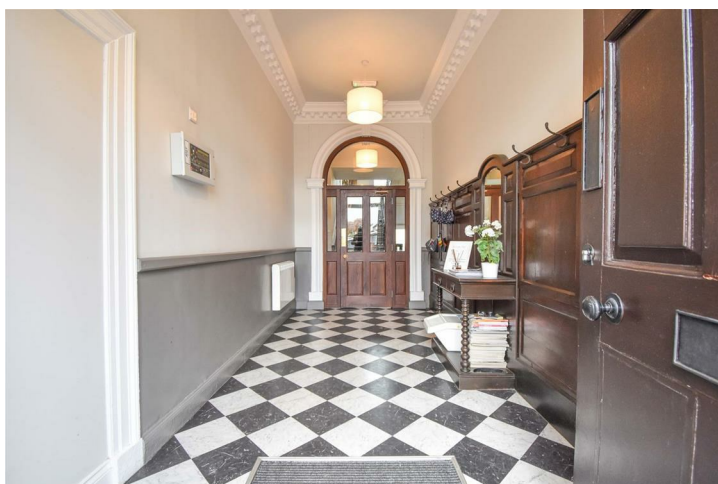
Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a broad outer door to a large communal hallway with security entry phone system and an oak panel door to the;



Hall

Having a floor cupboard, a coat cupboard and a laundry cupboard with plumbing for a washing machine. There is some original paneling to the wall around the front door.

Open Plan Living Room - Kitchen 23'1 x 10'5 min (7.04m x 3.18m min)

The kitchen area is fitted with a range of off-white wood effect fronted wall and base units with a granite effect work surface incorporating a stainless steel, 1 1/2 bowl single drainer sink, mixer tap and tiled splash back. There is a built in electric oven and ceramic hob with a glass & stainless steel extractor hood above, an integral fridge freezer and a dishwasher. One of the wall cabinets houses a Glow Worm gas condensing combi boiler providing the hot water and central heating.



The walls are part painted panelling and there is a sash window to the front with shutters and painted paneling around. There is a wall mounted living flame electric fire, a column radiator, a double radiator, a telephone point and a wall aerial point for a TV.



Bedroom One 11'11 x 9'7 (3.63m x 2.92m)

Having painted panelling to two walls and a feature period fireplace with a copper canopy, tiled back and stone surround. There is a column radiator, a TV aerial point and a door to the



En Suite 5'1 x 4'10 (1.55m x 1.47m)

Fitted with a contemporary toilet, wash basin with a lighted mirror above and quadrant shower enclosure with marine board to two sides and a mains fed shower. There is electric underfloor heating, a chrome heated towel rail and extractor fan.

**Bedroom Two 13' x 8'9 (3.96m x 2.67m)**

Having a sash window to the front with painted paneling around and shutters. There is a column radiator.

**Bathroom 5'7 x 6' (1.70m x 1.83m)**

Fitted with a contemporary white toilet, wash basin with lighted mirror above and a panelled bath with marine boards to 3 sides, a mains fed shower and a clear screen. There is electric underfloor heating, a chrome heated towel rail and extractor fan.

**Outside**

To the front of the building there is a large car park with allocated space and three visitor spaces. To one corner of the car park there is a fenced off area for bins and recycling

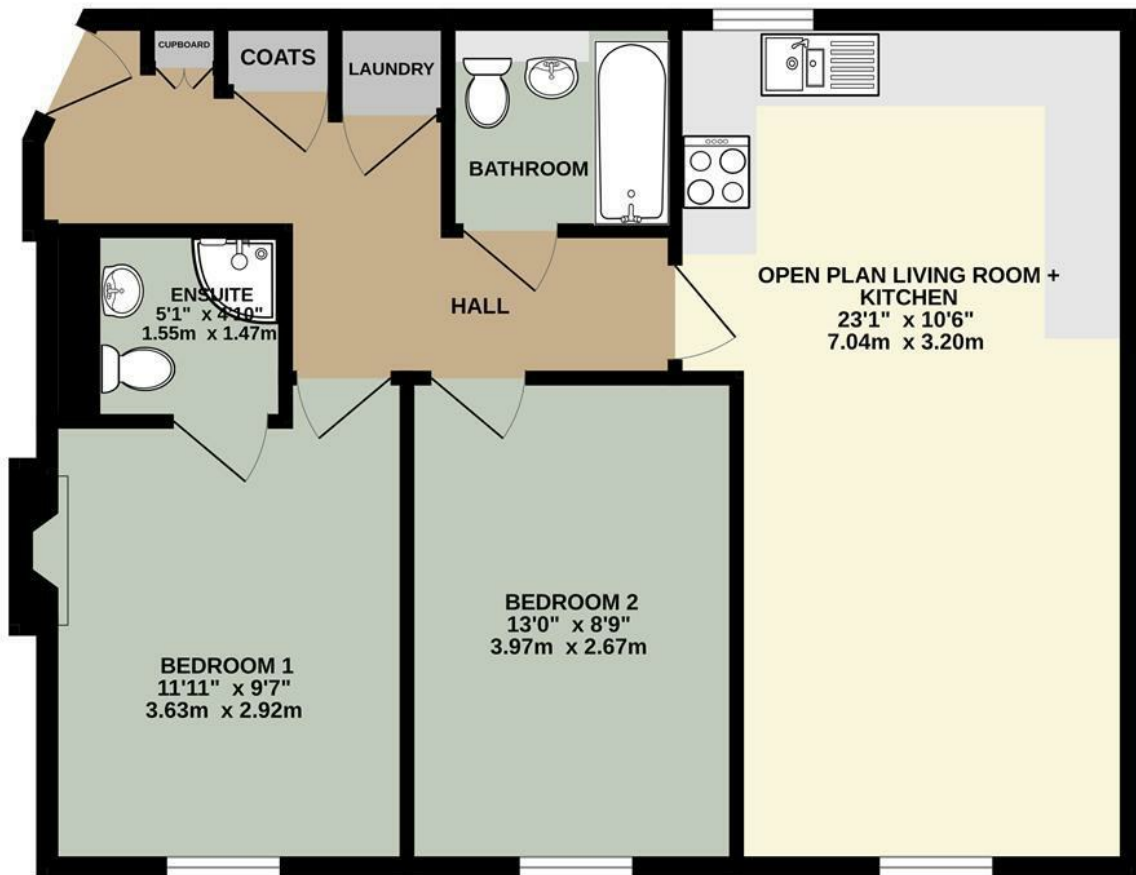
In the communal hall a cupboard houses the electric and water meters.

Stairs from the communal hall lead down to a shared cellar with three vaulted rooms.

To the rear of the building there is a shared block paved area with steps down to a gravel areas for the shared use of the residents.

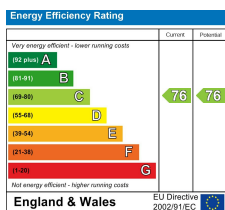


GROUND FLOOR 644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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