

**WILKES
GREEN
HILL**

Residential
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Letting Agents

2 Fell Croft, Penrith, CA11 8AH



- **Beautiful Semi Detached Family Home with Superb Views to the Lakeland Fells**
- **Fabulous Cul de Sac Location Close to Penrith Town Centre**
- **Living Room, Dining Room, Breakfast Kitchen + Garden Room**
- **3 Double Bedrooms - 1 with Claw Foot Bath + House Shower Room**
- **Front Garden and South West Facing Rear Garden**
- **Off Road Parking + Integral Garage**
- **Gas Central Heating, Multi Fuel Stove + uPVC Double Glazing**
- **Photovoltaic Solar Panels with Battery Storage**
- **Tenure - Freehold. Council Tax Band - C. EPC - B**

Price £340,000

2 Fell Croft is a true haven, close to the centre of Penrith, being in an elevated position just off Fell Lane and enjoying a superb open outlook across Penrith to the Lakeland Fells as well as benefitting from a good degree of privacy and direct sunlight in the afternoon and evening.

The house has undergone a great deal of improvement by the current owners to create a stylish and comfortable home with accommodation comprising; Breakfast Kitchen with Pantry, Inner Hall, Living Room, Dining Room, Garden Room, Landing, 3 Double Bedrooms and a Shower Room. The main bedroom also has a claw foot slipper bath set in the bay window so that you can bathe with a view of the fells.

Outside to the front there is an Off Road Parking Area, an Adjoining Garage, a Front Garden, which could be used for further off road parking. To the rear is a beautiful South West facing Garden, taking full advantage of the fine view and the direct sunshine.

This wonderful home also benefits from uPVC Double Glazing, Gas Central Heating via a Condensing Boiler, a Multi fuel Stove in the living room and Photovoltaic Solar Panels with Battery Storage to help reduce the electricity cost and the impact on the environment.

Location

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts, into Fell Lane. Drive up the hill for 350 metres and turn left into Beacon Square. Turn left again, drive to the end of the cul-de-sac, 2 Fell Croft is directly ahead.

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

The property is freehold

The council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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

ACCOMMODATION

Entrance

The entrance is to the side through a double glazed door to the;

Kitchen 11' 7 x 12' 2 (3.35m 2.13m x 3.66m' 0.61m)

Fitted with a range of blue fronted units with a white composite quartz worksurface having an under surface mounted one and a half bowl sink with a carved drainer and mixer taps. There is an inglenook suitable for a range type cooker with an extractor hood above and integrated to the units are; a fridge, a washing machine and a dishwasher. The kitchen extends into an open larder area with units and worktop to match the kitchen and there is an integral freezer. The ceiling has recessed downlights, the flooring is slate effect tiled and there is a modern column radiator. A uPVC double glazed window faces to the front. An open doorway leads into the:



Central Hall

Stairs lead to the first floor with painted handrail and spindles. The flooring is LVT and there is a modern column radiator, a telephone and telecoms point. A window and door open into the garden room and a door opens to the:



Living Room 12' x 10'11+ bay window (3.66m x 3.33m+ bay window)

The bay window looks out across the garden and enjoys a superb open view across Penrith to the Lakeland fells.



A multi fuel stove is set in a simple inglenook with tiled back and hearth. The flooring is LVT and there is a modern column radiator. A broad opening leads to the:



Dining Room 11'11 x 14'11 (3.63m x 4.55m)

A feature fireplace has a tiled hearth and back and a rustic timber mantel and there are built in shelves to either side of the chimney breast. The flooring is LVT and there is a modern column radiator. uPVC double glazed patio doors open into the front garden



Garden Room 6'8 x 16'5 (2.03m x 5.00m)

This room, being on the south west side of the house, enjoy the fantastic views across the garden and Penrith to the Lakeland fells and benefits from direct sunlight in the afternoon and evening. The room is a uPVC double glazed frame set on a low wall with a glazed roof and the flooring is LVT. Doors open to the rear garden and the adjoining garage.



First Floor-Landing

uPVC double glazed windows give good natural light and there is a single radiator. There is a recessed walk-in cupboard with light and a recessed airing cupboard housing a Worcester condensing combi boiler providing the hot water and central heating. A ceiling trap with drop-down ladder gives access to the roof space.



Bedroom One 14'11 into bay x 10'9 (4.55m into bay x 3.28m)

A clawfoot slipper bath is set on a tiled plinth in the bay with floor mounted taps having a handheld showerhead. There is a cast iron original fireplace, a modern column radiator and recessed ceiling lights.



Bedroom Two 12'x10'1 (3.66mx3.07m)

The floorboards are painted and there is an original feature cast iron fireplace with tiled hearth and built in cupboards to either side of the chimney breast. There is a double radiator and a double glazed window to the front.



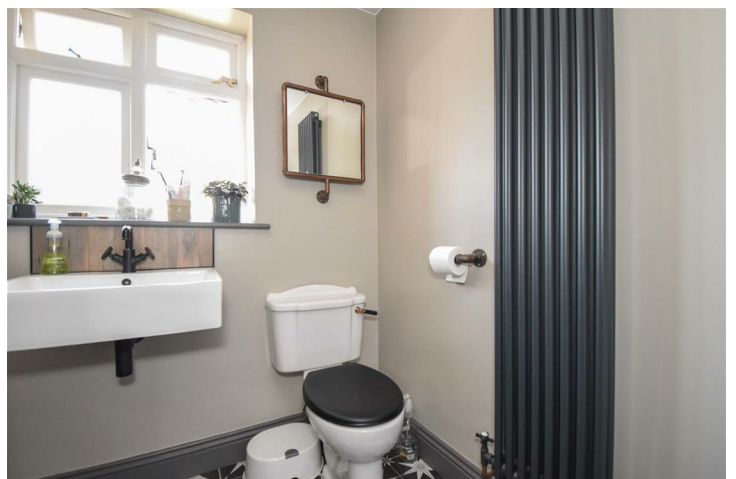
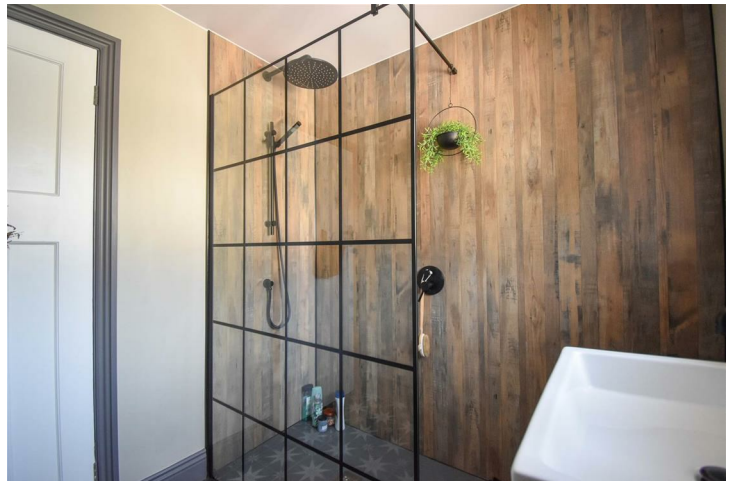
Bedroom Three 12'1 x 9' (3.68m x 2.74m)

The flooring is laminate, there is a modern column radiator and a double glazed window to the front.



Shower Room

Fitted with a wall mounted sink, a lavatory and a no step shower enclosure having a mains fed two head shower over, marine boarding to two sides and a glass screen. The ceiling is uPVC panelled with recessed downlights. The flooring is tiled and there is a modern column radiator, extractor fan and a double glazed window to the front.



Outside

There is a tarmac driveway giving off-road parking and access to the;

Garage 22'3 x 8'8 (6.78m x 2.64m)

Having an up and over vehicle door, lights and power points. An internal door opens into the garden room.

Across the front of the house is an enclosed garden area with a wooden fence around and raised beds to two sides with a water feature in the corner.

Double wooden gates from the drive will allow this area to be used as an extra parking space if required.

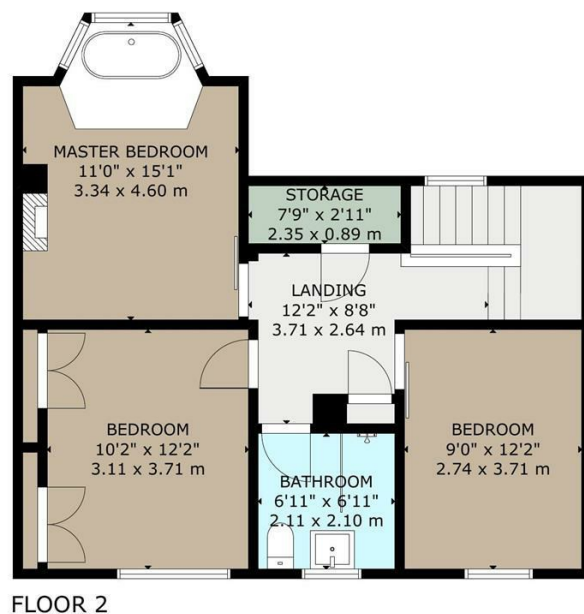
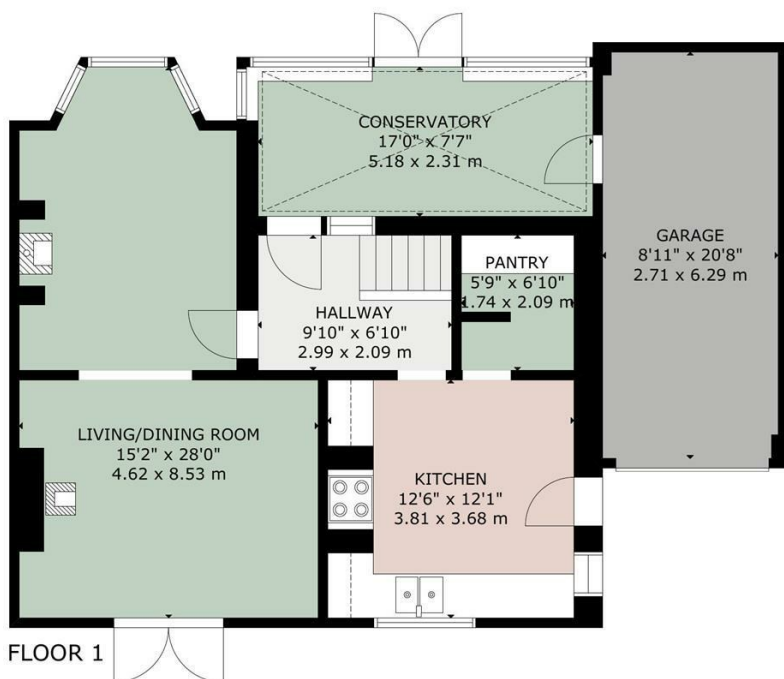


A path and gate to the side of the garage leads round to the rear garden which is mainly to lawn with a stone flagged patio area by the house, well stocked flower and shrub beds to two sides and a stone flagged path to the bottom of the garden where there is a further stone flagged area and well stocked shrub bed.

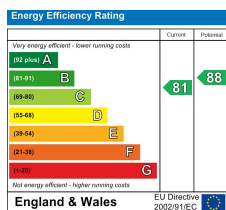


A gate in the fence at the bottom of the garden gives access to a small pedestrian access leading onto Fell Lane

There are photovoltaic solar panels on the roof with battery storage.



GROSS INTERNAL AREA
TOTAL: 132 m²/1,422 sq ft
FLOOR 1: 74 m²/796 sq ft FLOOR 2: 58 m²/626 sq ft
EXCLUDED AREAS: GARAGE: 17 m²/184 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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