

**WILKES
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Diamond Cottage, Great Dockray, Penrith, Cumbria, CA11 7DP



- **Detached Sandstone Family Home**
- **Secluded Location in the Centre of Penrith**
- **Living Room, Dining Room + Kitchen**
- **3 Double Bedrooms, Bathroom + Shower Room**
- **Garden with a Stone Outbuilding.**
- **Permit Parking with Potential to Create Off Road Parking**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - C EPC Rate - D**

Asking price £235,000

This sizeable, detached sandstone house, tucked away in the very heart of the town centre, would have originally been 2 cottages. Now a single dwelling, with approximately 1220 square feet of living space. Diamond Cottage offers light airy accommodation comprising: Living Room, Dining Room, Kitchen, Bathroom, 3 Double Bedrooms and a Shower Room. Diamond Cottage enjoys a generous plot for a town centre home, with Gardens to the front and side and a Stone Outhouse. The property also benefits from uPVC Double Glazing and Gas Central Heating.

Location

Diamond Cottage is located in the heart of Penrith and can be accessed from Great Dockray by walking through Nevison Yard, to the left of Vaseys, or from West Lane, through a metal gate between numbers 12 and 13.

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 with a further/higher education facility at Newton Rigg College. 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 and the council tax is band C

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Accommodation

Entrance

Through a uPVC door to the;

Dining Room 12'4 x 12'5 (3.76m x 3.78m)

Having a stone fireplace with a recessed and part glazed cupboard to one side. There are two double radiators, a TV aerial point and uPVC double glazed windows face to the front and side. A hardwood panel door leads to the hallway.



Kitchen 12'5 x 5'9 (3.78m x 1.75m)

Fitted with white fronted base units with a wood effect work surface incorporating a stainless steel single drainer sink with mixer taps. There is space for a gas cooker and plumbing for a dishwasher or washing machine. The wall mounted gas fired boiler provides the hot water and central heating. uPVC double glazed windows face to the side and rear, there is a single radiator and a door to the under stairs cupboard.



Hallway

Stairs lead up to the first floor and there is a single radiator. A uPVC door leads out to the rear.

Living Room 18'5 x 11'10 (5.61m x 3.61m)

Having a stone fireplace and uPVC double glazed windows facing to the front. There is a double radiator and TV aerial point.



Bathroom 7' x 7'8 (2.13m x 2.34m)

Fitted with a coloured three-piece suite. There is a single radiator, an extractor fan and a window facing to the rear.



First Floor - Landing

A window to the rear provides natural light.

Bedroom One 12'4 x 12'4 (3.76m x 3.76m)

uPVC double glazed windows to two sides give a view across Penrith. There is a single radiator and a recessed cupboard.



Bedroom Two 12'6 x 11'9 (3.81m x 3.58m)

A uPVC double glazed window faces to the front with a view across Penrith. There is a double radiator and a recessed wardrobe.



Bedroom Three 9'7 x 11'6 (2.92m x 3.51m)

Having two uPVC double glazed windows to the rear, a double radiator and a recessed wardrobe.



Shower Room 9'8 x 5'10 (2.95m x 1.78m)

Fitted with a toilet, a wash basin and a large quadrant shower enclosure with waterproof boarding to two sides and a Triton electric shower. A uPVC double glazed window faces to the rear and there is a double radiator and a recessed cupboard.

**Outside**

To the front of Diamond Cottage is a garden area to grass and to the side is a garden area to gravel.

Outhouse 7' x 14'4 (2.13m x 4.37m)

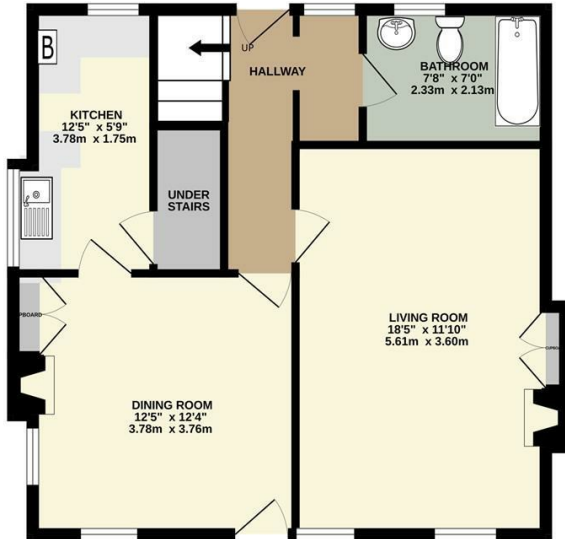
Adjoining the neighbouring properties.

To the rear is a yard area.

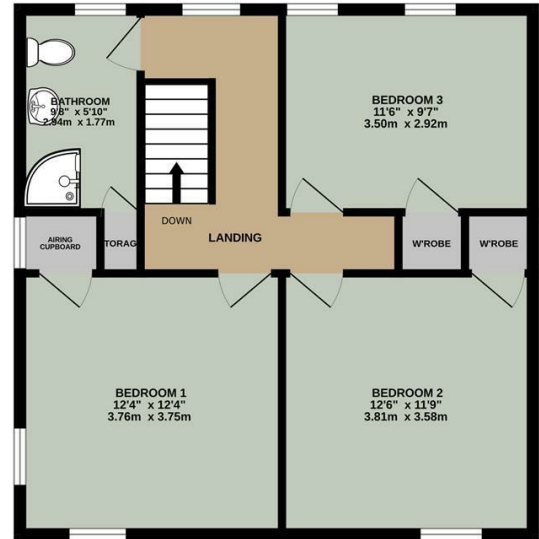
Parking is by permit through Westmorland and Furness Council and subject to availability.

There is the potential to create off road parking from Fallowfield Court, subject to the relevant permissions.

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.

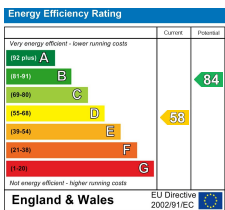


1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.2 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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