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## **Apartment 3, Penbury House, Beacon Edge, Penrith, Cumbria, CA11 7BD**



- **Exceptional Ground Floor Apartment in an Exclusive Development**
- **Secluded Setting on the Desirable Beacon Edge**
- **Beautiful, Comfortable and Spacious Accommodation**
- **Large Living Room + Dining Kitchen**
- **3 Double Bedrooms, 2 with En-Suite + Bathroom**
- **Gas Fired Under Floor Central Heating + Fully Double Glazed**
- **Garage with Automatic Door, Parking Space, Shared Grounds + Private Garden**
- **Tenure - Leasehold 999 years from 2008. EPC Rate - TBC. Council Tax Band - E**

**Asking price £400,000**

Offering grace, comfort and space, this exceptional ground floor apartment is part of an exclusive development of just 4 apartments in a secluded setting in the desirable Beacon Edge area of Penrith.

The impeccably presented accommodation comprises: Shared Central Hallway, Hallway, Living Room, Dining Kitchen with Integrated Siemens Appliances, 3 Double Bedrooms, 2 En-Suite Shower Rooms + a Bathroom.

Outside, as well as the attractive Shared Garden to the front of Penbury House, number 3 also enjoys a private Rear Garden which has a south westerly aspect. There is also a Private Parking Space and a Garage with an Automatic Door

This magnificent apartment also benefits from Underfloor Central Heating via a Condensing Boiler and Full Double Glazing.

Apartments of this calibre are rare to the market and we recommend early inspection.

### **Location**

From the centre of Penrith, head up Sandgate and turn right then left at the mini roundabouts onto Fell Lane. Follow Fell Lane to the top of the hill and turn left onto Beacon Edge. Penbury House is the first drive on the left.

### **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 leasehold. The vendor informs us that there is a 999 year lease from 1st January 2008 and that there is no ground rent and a service charge of approximately £2500 pa, paid in 2 instalments, which includes the buildings insurance and upkeep of the communal areas. The freehold is owned by the leaseholders, by way of a management company.

The council tax is band E

### **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

### **Viewing**

**STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL**

## ACCOMMODATION

### Entrance

A pair of solid oak panelled doors opens to the;

### Central Hallway

An oak staircase leads to the upper floors, the floor is slate tiled and an oak panelled door opens to the;

### Hall

Having ornate plaster coving, recessed downlights to the ceiling and underfloor heating. A recessed coat cupboard also houses the MCB consumer unit, there is a security entry phone and oak panelled doors off.



### Living Room 21' (inc bay) x 14'7 (inc bay) x 4.45m

A living flame gas fire is set in a natural stone surround and hearth. There is underfloor heating and double glazed sash windows face to the front looking onto the shared garden area. There is a TV aerial point, a telecoms point and a five amp lighting circuit.



### Dining Kitchen 14'6 x 14'7 (4.42m x 4.45m)

Fitted to three sides with cream, Shaker style fronted units and a granite effect worksurface incorporating a stainless steel one and a half bowl sink with mixer tap. There is a built-in Siemens electric double oven, microwave and gas hob with stainless steel splashback and extractor hood and there is an integrated washer dryer, a dishwasher and housing for an American style fridge freezer.

The flooring is limestone tiled with underfloor heating and the ceiling has ornate coving and recessed downlights. A cupboard built into one corner houses a gas condensing boiler which provides the central heating and the hot water via a pressurised hot water tank. A double glazed window and door lead to the side



### Bedroom One 17' x 12' (5.18m x 3.66m)

Having underfloor heating, ornate plaster covering, a wall point for a TV and a telephone point. Double glazed sash windows face to the rear overlooking the garden and an oak panel door opens to the walk-in wardrobe.



### En-Suite 4'3 x 8'9 (1.30m x 2.67m)

Fitted with a wall mounted wash basin, a toilet with concealed cistern and a no-step shower area with a mains fed shower over and a clear screen. The floor is limestone tiled, walls are part tiled and there are recessed downlights to the ceiling, a shaver socket and a chrome heated towel rail.



### Bedroom Two 14'7 x 11'3 (4.45m x 3.43m)

Having underfloor heating, ornate plaster coving to the ceiling, a telephone point and a wall point for a television. Double glazed sash windows look onto the garden and an oak door opens to the en-suite.



### En-Suite 6'6 x 6'4 (1.98m x 1.93m)

Fitted with a wall mounted wash basin, a toilet with concealed cistern and a no-step shower area with a mains fed shower over and a clear screen. The floor is limestone tiled, the walls are part tiled and there are recessed downlights to the ceiling, a shaver socket and a chrome heated towel rail.



### **Bedroom Three 11'7 x 9'11 (3.53m x 3.02m)**

With underfloor heating, ornate plaster coving, a telephone point and a TV point. A double glazed sash window to the front overlooks the shared garden.



### **Bathroom 8'3 x 5'8 (2.51m x 1.73m)**

Fitted with a circular bowl wash basin set on a slate stand with pillar taps, a toilet with concealed cistern and a bath with centre mounted shower taps. The ceiling has ornate coving and recessed downlights. The flooring is limestone tiled and there is an extractor fan, a shaver socket and a chrome heated towel rail.



### **Outside**

Access to Penbury House is through a stone gateway shared with Beacon Bank. A tarmac drive leads to an electric vehicle gate and a pedestrian gate. opening to a block paved forecourt parking area which also provides access to the;



### Garage 19'2 x 10'3 (5.84m x 3.12m)

Having an automatic opened over door, a light, power points and a large built-in storage shelves.



A block paved path and stone steps lead from the parking area through an attractive garden to the front door.

A stone flagged terrace runs across the front of number 3 Penbury House and to the side with a gate opening to a broad stone flag path leading to the rear.



Across the rear of number 3 is a private garden area laid to a mix of stone flags and gravel interspersed with low level shrubs.

The rear garden is private to apartment 3 and benefits from a high level of privacy and has a south westerly aspect.



GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
88-91	B		
83-86	C		
75-84	D		
69-74	E		
61-68	F		
0-60	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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