WILKES GREEN HILL

Residential
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Letting Agents

Bradlea, Carleton Village, Penrith, CA11 8TP



- **Spacious Detached Bungalow in a Generous Plot - Circa 1/3 Acre**
- **In Need of General Updating**
- **Desirable Location on the Edge of Penrith**
- **Living Room, Sitting/Dining Room, Kitchen, Lobby/Study + Laundry Room**
- **Three Double Bedrooms + Bathroom with Separate Shower**
- **uPVC Double Glazing + Gas Warm Air Heating**
- **Off Road Parking for Several Vehicles + Garage and Workshop**
- **Mature Garden to the Front and Side with Good Privacy**
- **Tenure - Freehold. Council Tax Band - E. EPC - E**

Asking price £450,000

Hidden away on the edge of Penrith and set in a generous plot of a third of an acre, Bradlea has been much loved and enjoyed by the same family for over five decades. The accommodation is spacious and flexible, comprising; Entrance Porch, Lobby/Study, Sitting/Dining Room, Kitchen, Hallway, Living Room, three Double Bedrooms and a Bathroom with both a bath and separate shower.

Bradlea enjoys Off Road Parking for several vehicles as well as a Garage and a Workshop. The Gardens are to the front and side, being laid to lawn with deep borders of mature shrubs and trees and offer a good degree of privacy.

The property also benefits from uPVC Double Glazing and Gas Warm Air Heating.

This is an opportunity to re-model a spacious bungalow in a wonderful position and create a home of style and distinction.

Location
From the centre of Penrith, head g South on King Street and fork left at the traffic lights. Follow the road up the hill to the T-junctions and turn right, then take that first left, signposted to Frenchfield.

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 E.

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referal 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 2025 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 fee 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.

ACCOMMODATION

Entrance

The natural entrance is to the rear through a part glazed panelled door to the;

Porch 8'5 x 5'4 (2.57m x 1.63m)

Having a UPVC double glazed window to the side, a part glazed door to the lobby and a part glazed door to the;



Utility Room 6'8 x 4'5 (2.03m x 1.35m)

Having a stainless steel double drainer sink setting in a base unit with wall cupboards above and a further wall cupboard housing the gas and electric metres. There is plumbing for a washing machine and a door to the;

WC

Fitted with a toilet and a wash basin.

Lobby/Study 6'10' x 11'2 (2.08m' x 3.40m)

uPVC double glazed windows faced to two sides and a panelled door opens to the;



Living/Dining Room 18'9 x 12'11 (5.72m x 3.94m)

A feature fireplace houses a flame effect electric heater. There are two recessed cupboards, one housing a gas warm air boiler providing the central heating. Two uPVC double glazed windows to the side overlook the garden and there is a TV aerial point.

Doors open to the main hallway and to the;





Kitchen 11'3 x 10'5 (3.43m x 3.18m)

Fitted on four sides with white fronted wall and base units and a marble effect work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a corner mounted cooker with ceramic hob and a double oven, space for an upright freezer and plumbing for a dishwasher.

uPVC double glazed windows faced to the side and rear and there is a ceiling trap to a loft space.





Central Hallway 18'6 x 5'4 + 5'1 x 7' (5.64m x 1.63m + 1.55m x 2.13m)
A multi pane glazed door opens to a porch with double glazed patio door opening into the garden.

There is a recessed airing cupboard housing, the hot water tank and a ceiling trap with drop-down ladder gives access to the roof space.

Doors lead off to the bedrooms, bathroom and;



Sitting Room 15'2 x 19'11 (4.62m x 6.07m)
There is a classic 1960s open fireplace with teak surround and green marble hearth. A large uPVC double glazed window looks out over the garden. There are two wall light points and a TV aerial point.





Bedroom One 13'6 x 12'11 (4.11m x 3.94m)
Having a wash basin, a TV aerial point and the uPVC double glazed window to the side.

There is ample room to create an ensuite within the bedroom.



Bedroom Two 9'11 x 12'11 (3.02m x 3.94m)
A uPVC double glazed window faces to the side.



Bedroom Three 10' x 12'11 (3.05m x 3.94m)
Currently used as a dining room and having uPVC double glazed windows face to two sides.



Bathroom 7' 11 x 8'11 (2.13m 3.35m x 2.72m)
Fitted with a turquoise three-piece suite, the bath being set in a tiled and vinyl padded plinth and there is a separate shower enclosure with a mains fed shower over.





Outside

Double wooden gates open to a tarmac driveway which leads around to the rear of the bungalow and allows off-road parking for several vehicles and access to the;



Garage 17'9 x 9'10 (5.41m x 3.00m)

Having an up and over vehicle door, a light, power points and an interconnecting door to the;

Workshop 17'6 x 8'8 (5.33m x 2.64m)

Having windows along one side giving natural light. Lights, power point and a door to the outside.

The garden is mainly to the front of the bungalow with a large area to lawn and having heavily grown trees and shrubs to the borders allowing a good degree of privacy.



The garden extends along one side of the bungalow, again to lawn with a heavily planted shrub border.

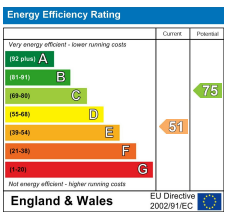


To the rear of the workshop and garage is an area, currently overgrown, which was used as a vegetable garden and could be re-instated.



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 158 m²/1,704 sq.ft
FLOOR 1: 158 m²/1,704 sq.ft
EXCLUDED AREAS: GARAGE/WORKSHOP: 33 m²/353 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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