

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

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**
- **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.

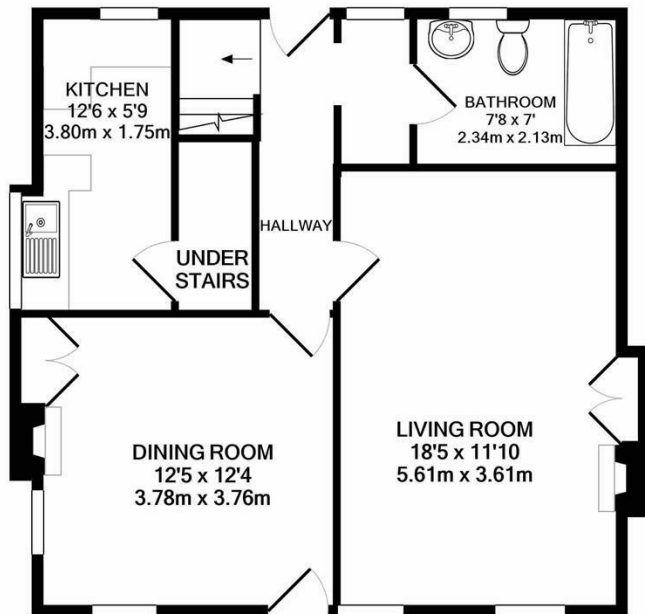
Outhouse 7' x 14'4 (2.13m x 4.37m)

Adjoining the neighbouring properties.

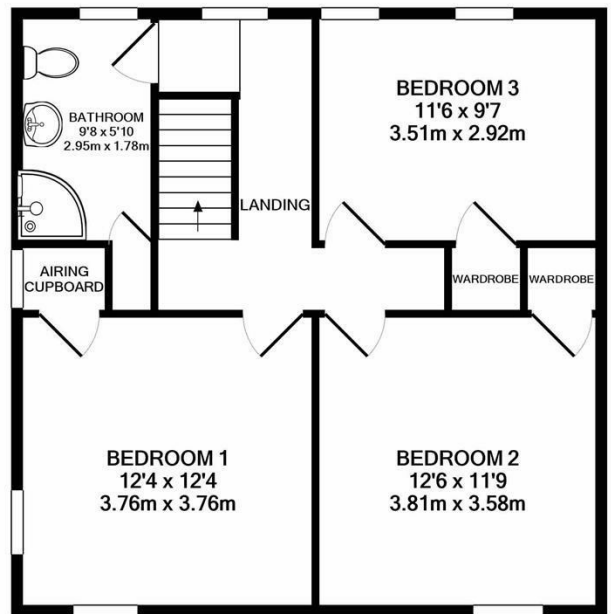
To the rear is a yard area.

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
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)

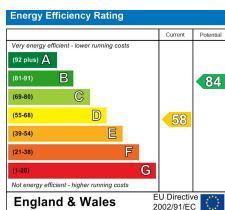


1ST FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1220 SQ.FT. (113.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2020



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

