

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Egerton House, 29 Victoria Rd, Penrith, Cumbria, CA11 8HP**



- **Exceptional Refurbished Town House Close to the Centre of Penrith**
- **Spacious, Elegant and Stylish Accommodation Over Four Floors**
- **Ideal Large Family Home or as a Guest House**
- **Large Living Room + Dining Kitchen**
- **Snug/5th Bedroom, Shower/Cloakroom + Laundry-Utility Room**
- **4 Double Bedrooms, 3 En-Suite Shower Rooms + House Bathroom**
- **Enclosed Low Maintenance Garden to the Rear with Outhouse**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. EPC Rating - E- Many Improvements Since**
- **Currently Assessed for Business Rates - Nil Rate Band**

**Asking price £360,000**

Egerton House is a true gem, having been significantly renovated and upgraded to create a home of quality, distinction and character in the centre of Penrith. This impeccably presented home, with grand, spacious and elegant living space, over 2,200 Sq. ft set on four floors, offers great flexibility, whether used as a large family home, a guest house or as a self catering holiday rental unit.

The accommodation comprises; a Large Hallway, Living Room and Dining Kitchen to the ground floor. A Snug/5th Bedroom, Shower Room and Laundry/Utility Room to the basement and Four Double Bedrooms, three with En-Suite Shower Room and a House Bathroom to the first and second floors.

Outside is an attractive Forecourt Garden with a Passageway leading to a Low Maintenance Rear Garden with Outhouse. There is no parking available with the property, however, Resident Permit Parking can be arranged subject to availability through Westmorland and Furness Council.

The convenient location allows easy access to the shops, bars and restaurants of Penrith, as well as being a short walk from Penrith Railway Station.

The improvements carried out over the last 4 years include, Re-wiring, new Central Heating with a Pressurised Hot Water System, uPVC Double Glazing as well as the fitting of the Bathrooms and Kitchen ensuring that the next owners can enjoy the comfort and splendour of this magnificent home.

### **Location**

From the centre of Penrith, head south on King Street, Egerton House is on the left, just beyond John Norris Country Clothing.

The what3words position is `endlessly.sharper.yawned`

### **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.

The property is currently registered for business rates and the rateable value is £3,600, below the small business rate relief bracket of £12,000. Therefore, there are currently no rates payable.

### **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

## 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.

## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

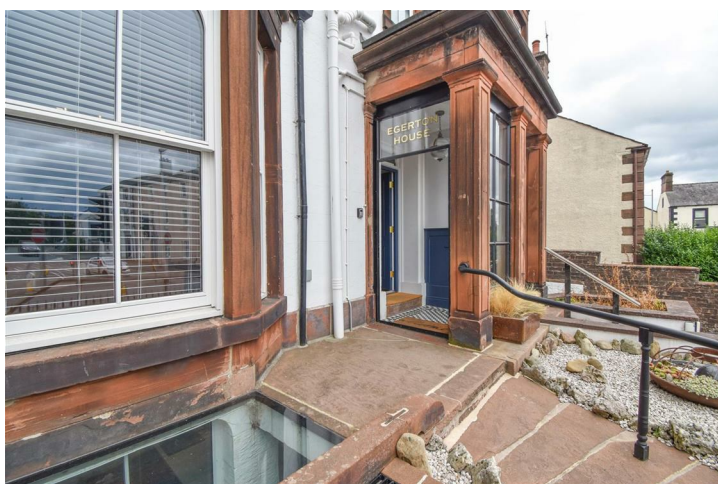
## ACCOMMODATION

### Entrance

Through a double glazed Crittal style door to the;

### Porch

Having a double glazed Crittal style window to the front, mosaic tile flooring and a panel door to the;



### Hallway

Having a central arch, plaster coving to the ceiling, a picture rail around, deep skirting boards and architraves. The floorboards have been stripped and polished, there are two modern column radiators and a wall cupboard houses the electric meter and MCB consumer unit.



A central staircase leads down to the basement level and up to the first floor with painted spindles and a polished handrail with monkey tail. Painted doors lead to the dining kitchen and;



**Living Room 14'8 x 15' max plus bay (4.47m x 4.57m max plus bay)**

An open fireplace with tiled hearth and back in a marbled surround has an ornate niche to either side and there is a large furniture niche to the adjacent wall with ornate cupboards to each side. A large wooden sliding sash double glazed bay window to the front has ornate painted panelling around. There is plaster coving and a ceiling rose to the ceiling, a picture rail around the room and the floorboards are stripped and polished. There is a radiator, a telecoms point and a wall mounting point for a television.



## Dining Kitchen 13'1 x 16'11 max (3.99m x 5.16m max)

Fitted to two sides with wood grain effect shaker style units and a quartz composite work surface incorporating a stainless steel under mounted Belfast sink with carved drainer, mixer tap and tile splashback. There is a built-in electric oven and combination microwave, and induction hob with cooker hood, an integrated fridge freezer and a dishwasher.



There is an arch furniture niche to one wall, the ceiling has ornate plaster coving and a ceiling rose, a picture rail runs around the room the floorboards are stripped and polished. There is an original recessed cupboard with ornate painted wood doors to one wall. A uPVC double glazed window, facing the rear, has ornate wood panelling around. There is a double radiator.



## Basement Level

### Hallway

A composite security door opens to the shared passageway from the front to the rear garden. Panel doors open to the under stair store, the laundry room, the shower room and the;

**Snug / Fifth Bedroom 12'11 x 12'11 max (3.94m x 3.94m max)**

A uPVC double glazed window to the rear has painted wood panelling around. The flooring is wood effect LVT, the ceiling has recessed down lights and there is a double radiator, and a composite security door opens to the rear. A wall mounted Worcester gas fired condensing boiler provides the central heating and the hot water via a pressurised hot water tank.



**Laundry Room/Utility 16'3 x 11'7 max (4.95m x 3.53m max)**

Fitted to one side with wood grain effect shaker style base units and a white work surface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. Below the work surface is plumbing for a washing machine and space for a tumble dryer. To one corner is the pressurised hot water tank. A uPVC double glazed window to the front giving natural light, the ceiling has recessed downlights, the flooring is wood effect LVT and there is a double radiator.



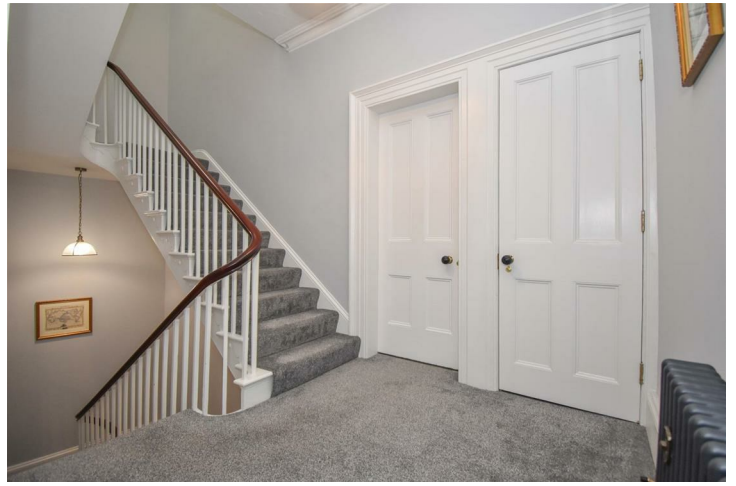
**Shower Room 10'1 x 4'5 (3.07m x 1.35m)**

Fitted with a contemporary wash basin, lavatory and a large shower enclosure having tiles to three sides and a twin head mains fed shower over. The ceiling has recessed downlights, the flooring is wood effect LVT and there is a chrome towel rail and an extractor fan.



### First Floor-Landing

The stairs continue up to the second floor with painted spindles and polished handrail. There is plaster coving to the ceiling, a modern column radiator and there are two lockable storage cupboards. Painted panel doors lead off to bedrooms two and;



### Bedroom One 14'8 x 15'6 max + bay (4.47m x 4.72m max + bay)

Having ornate coving, a ceiling rose and a picture rail around. A bespoke wooden sliding sash double glazed bay window to the front has ornate painted wood panelling around and there is a narrow recessed cupboard with ornate painted doors. Double radiator. A glazed door opens to the;



### En-Suite 10' 4 x 4'7 (3.05m 1.22m x 1.40m)

Fitted with a traditional style wash basin and toilet and a low set shower enclosure, tiled to three sides with a two head mains bed shower over. The ceiling has recessed downlights and plaster coving, the flooring is wood effect LVT and there is a chrome heated towel rail, and extractor fan and a uPVC double glazed window to the front.

### Bedroom Two 12' 10 x 14'max (3.66m 3.05m x 4.27mmax)

A uPVC double glazed window with painted panelling overlook the rear garden. The ceiling has plaster coving, a ceiling rose and there is a picture rail around the room. There is a modern column radiator and a glazed door to the;



### **En-Suite 12' x 2'9 (3.66m x 0.84m)**

Fitted with a traditional style toilet and wash basin and a low-step shower enclosure, tiled to three sides with a twin head mains fed shower over. The ceiling has recessed downlights, the floor flooring is wood effect LVT and there is a heated towel rail, an extractor fan and a uPVC double glazed window.



### **Second Floor-Landing**

A skylight gives natural light and painted panel doors lead off to bedrooms three and four and the house bathroom.

### **Bedroom Three 13'4 x 15'6 max (4.06m x 4.72m max)**

The ceiling is partly sloped with a uPVC double glazed window to the front giving an outlook across the rooftops of Penrith. There is a double radiator and a glazed door to the;



**En-Suite 13'3 x 4'4-floor area (4.04m x 1.32m-floor area)**

Fitted with a toilet and wash basin set in vanity unit with a concealed cistern and storage cupboards and a low-step shower enclosure, tiled to three sides with a two head mains fed shower over. The ceiling is partly sloped with recessed downlights, the floor is wood effect LVT and there is a chrome heated towel rail and an extractor fan.



**Bedroom Four 11'10 x 17' floor area (3.61m x 5.18m floor area)**

The ceiling is partly sloped with a double glazed Velux roof window and there is a double radiator.



**House Bathroom 7' 2 x 5'10 (2.13m 0.61m x 1.78m)**

A sink and lavatory are fitted into a vanity unit with a concealed cistern and storage cupboards and there is a panelled bath with a twin head mains fed shower over and tiles to three sides. The ceiling has a recessed downlights and a light well with a double glazed Velux roof window. The flooring is wood effect LVT and there is a chrome heated towel rail and an extractor fan.



## Outside

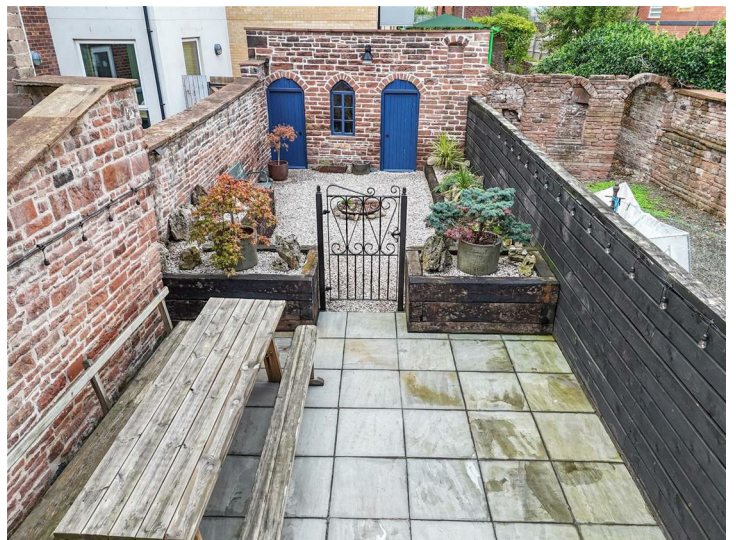
To the front of the house is an attractive forecourt with iron railings on a low stone wall with an iron gate opening to the pavement.

Broad stone steps lead up to the front door with gravel beds to each side.



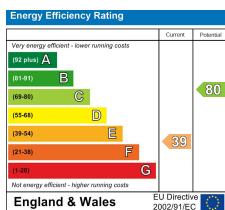
To the left-hand side of the house is an ornate stone arch with wooden gate which opens to a pathway which leads across the front of the house and through a passageway, over which the neighbouring property has a right of access, leading to the rear.

To the rear of the house is a Stone flagged Terrace with high Stone wall one side and wooden fence to the other and raised railway sleeper gravel beds with a gate opening to a further gravel garden area beyond which is a Stone built out building.





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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