



## Penrith

Offers in the Region of £450,000

19 Brunswick Square, Penrith, Cumbria, CA11 7LR

A substantial six bedroom period end terrace house most conveniently situated in Penrith town centre directly overlooking Brunswick Square garden and currently successfully operating as a thriving lucrative self-catering boutique hostel accommodating up to eighteen overnight guests.

### Quick Overview

Substantial period end terrace house  
Convenient location in Penrith town centre overlooking Brunswick Square garden  
Currently successfully operating as a lucrative self-catering independent boutique hostel  
Accommodation for up to eighteen overnight guests  
Six bedrooms and five shower rooms  
Front forecourt and spacious side courtyard garden  
On-site parking spaces  
Potential for other commercial uses subject to obtaining planning consent



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Superfast  
70 Mbps



On-site Parking

Property Reference: P0271

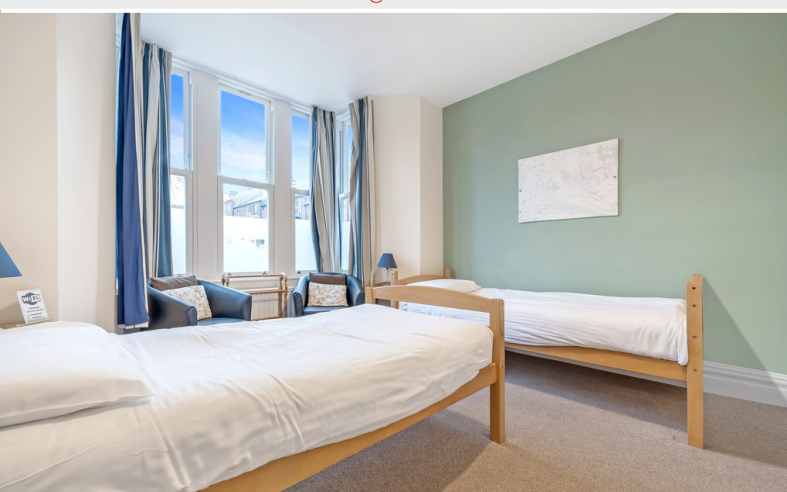




Living Room



Dining Kitchen



Bedroom One



Bedroom Two

A substantial six bedroom period end terrace house most conveniently situated in Penrith town centre directly overlooking Brunswick Square garden and currently successfully operating as a thriving lucrative self-catering boutique hostel accommodating up to eighteen overnight guests which typically comprise tourists, families, small groups, walkers, tradesmen and cyclists. Subject to obtaining planning consent the property offers potential for other commercial uses.

## Accommodation

### Ground Floor:

#### Entrance Vestibule

#### Entrance Hall

With radiator.

#### Bedroom One 12' 4" x 12' 1" (3.76m x 3.68m)

With bay window, radiator.

#### En-Suite Shower Room

With WC, wash hand basin, wet room shower, radiator.

#### Dining Kitchen 18' 7" x 12' 6" (5.66m x 3.81m)

With fitted base and wall units, sink with mixer tap, extractor unit, plumbing for dish washer, bay window, external door.

#### Living Room 18' 5" x 12' 8" (5.61m x 3.86m)

With two radiators, walk in cupboard.

#### Rear Hall

With radiator, built in cupboard, external door.

#### WC

With WC, wash hand basin, radiator.

#### Basement: 44' 7" x 25' 9" (13.61m x 7.85m)

With spacious store room including sink, external door, integral drying room with radiator, walk in cupboard.

### First Floor:

#### Landing

#### Bedroom Two 16' 9" x 12' 5" (5.11m x 3.78m)

With radiator.

#### En-Suite Shower Room

With WC, wash hand basin, shower cubicle, radiator.

#### Bedroom Three 14' 1" x 12' 6" (4.29m x 3.81m)

With radiator.

#### En-Suite Shower Room

With WC, wash hand basin, shower cubicle, radiator.

#### Bedroom Four 22' 5" x 18' 0" (6.84m x 5.49m)

With windows to two elevations, two radiators.





Living Room



Dining Kitchen





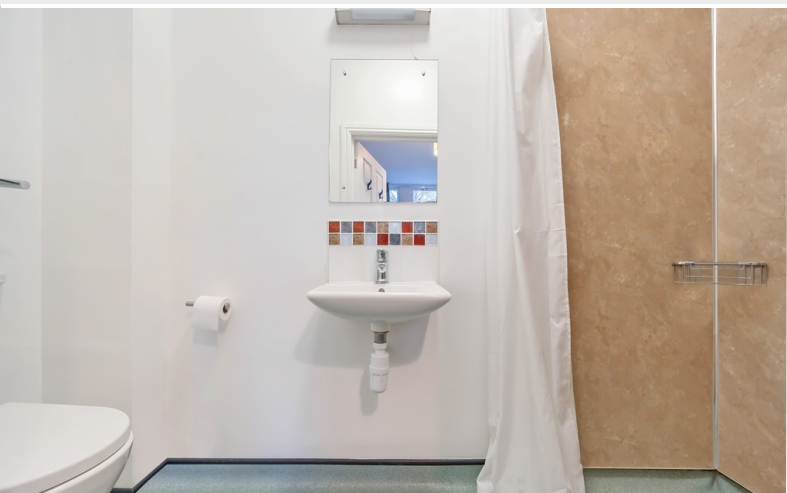
Bedroom Three



Bedroom Four



Bedroom Five or Sitting Room



Bedroom Three En-Suite Shower Room

### En-Suite Shower Room

With WC, wash hand basin, shower cubicle, radiator.

### Second Floor:

#### Landing

With roof window.

### Bedroom Five or Sitting Room 16' 5" x 12' 7" (5m x 3.84m)

With two roof windows, radiator, kitchen with fitted base and wall units, sink with mixer tap, extractor unit.

### Bedroom Six 12' 8" x 10' 2" (3.86m x 3.1m)

With roof window, radiator.

### Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

### Outside:

Front forecourt, spacious side courtyard garden with paved entertaining terrace, side driveway entrance providing on-site parking spaces, spacious boiler room with plumbing for washing machine, rear utility area.

### Services

Mains water, electricity, gas and drainage. Gas central heating.

### Tenure

Freehold.

### Rateable Value

£3,200.

### Website

[wayfarershostel.com](http://wayfarershostel.com)

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Castlegate in Penrith town centre proceed onto Brunswick Road and then turn left into Brunswick Square. The property is situated within the row of houses on the left.

### Price

Offers in the region of £450,000 are invited for consideration.





Bedroom Five or Sitting Room



Bedroom Six





Entertaining Terrace



Side Elevation

Request a Viewing Online or Call 01768 593593



# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



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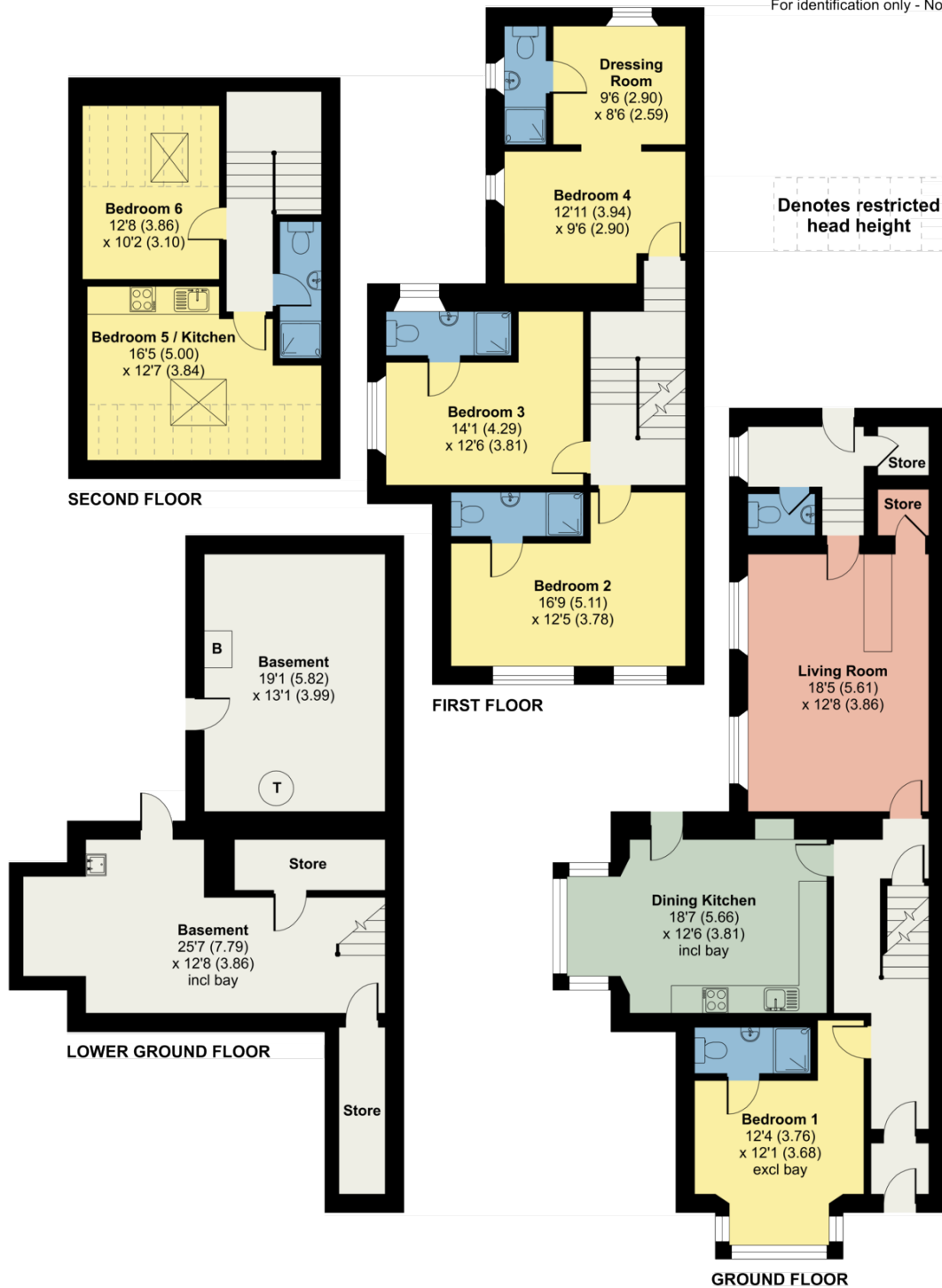
# 19 Brunswick Square, Penrith, CA11 7LR

Approximate Area = 2611 sq ft / 242.5 sq m

Limited Use Area(s) = 127 sq ft / 11.8 sq m

Total = 2738 sq ft / 254.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1084694

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