



# Clifton

£585,000

Lowther House, Clifton, Penrith, Cumbria, CA10 2EG

A substantial detached four bedroom period house occupying an extensive site totalling approximately 0.3 of an acre and providing generous accommodation benefitting from comprehensive upgrading by the present owner.

Clifton village is located under three miles from Penrith town centre with convenient access to the M6 and Lake District National Park. The village amenities include a primary school and the award-winning George and Dragon public house.

## Quick Overview

- Substantial detached period house enjoying a pleasant rural rear outlook
- Extensive site totalling approximately 0.3 of an acre
- Central location in Clifton village under three miles from Penrith
- Three bedrooms and two bath / shower rooms
- Living room, dining room and study
- Large impressive first floor lounge or fourth bedroom
- Fitted kitchen and utility room
- Landscaped rear garden
- Expansive rear courtyard providing on-site parking for numerous vehicles
- Double garage and car port



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Ultrafast  
1000 Mbps



Double Garage  
& Carport

Property Reference: P0249



Living Room



Study



Kitchen



Dining Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, pantry.

#### Dining Room 14' 2" x 14' 0" (4.32m x 4.27m)

With windows to two elevations, wood burning stove on slate hearth with fire surround, radiator.

#### Kitchen 10' 11" x 9' 10" (3.33m x 3m)

With fitted base and wall units including pelmet lighting, slate work surfaces and breakfast bar, Belfast sink with mixer tap, integrated fridge, dishwasher and extractor unit, Rangemaster stove.

#### Living Room 26' 0" x 13' 9" (7.92m x 4.19m)

With windows to two elevations, slate fireplace with open fire, two radiators.

#### Rear Vestibule

With external door to the rear garden.

#### Inner Hall

With radiator.

#### Utility Room 15' 7" x 7' 9" (4.75m x 2.36m)

With fitted base and wall units, sink with mixer tap, fridge and freezer, plumbing for washing machine and drier, built in cupboard.

#### Study 16' 4" x 11' 8" (4.98m x 3.56m)

With period style fireplace, radiator, rear patio door.

#### Shower Room

With WC, vanity wash hand basin, bidet, shower cubicle, ceramic wall tiling, radiator / heated towel rail, shaving point.

#### Boot Room

With a range of bespoke built in cupboards, stairway leading to the first floor lounge.

#### Side Vestibule

With external stable door.

### First Floor:

#### Half Landing

#### Landing

#### Bedroom One 18' 4" x 14' 7" (5.59m x 4.44m)

Front bedroom with radiator, period fireplace, built in cupboard.

#### Bedroom Two 14' 6" x 13' 9" (4.42m x 4.19m)

Front bedroom with radiator, period fireplace, built in cupboard.

#### Bedroom Three 11' 7" x 11' 2" (3.53m x 3.4m)

Rear bedroom with radiator, built in cupboards.



Living Room



First Floor Lounge / Bedroom Four



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

### Bathroom

With WC, vanity wash hand basin, corner whirlpool bath, large shower cubicle, bidet, ceramic wall tiling, heated towel rail, shaving point.

### Lounge / Bedroom Four 28' 10" x 19' 9" (8.79m x 6.02m)

Approached by stairway from the Boot Room and with contemporary wood burning stove, radiator, rear double doors with Juliet balcony, range of bespoke built in cupboards.

### Outside

Front forecourt garden, side vehicular entrance gates and driveway, side courtyard providing generous on-site parking area, double car port, double garage with electric light and power, sheds, extensive rear landscaped garden with lawns, stocked and shrubbed borders, established trees, enclosed paved entertaining area with Summer house, hot tub.

### Services

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

### Tenure

Freehold.

### Council Tax

Band E.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

Entering into Clifton from Penrith the property is situated on the right beside the village post box.

### Price

£585,000.



Front Elevation



Rear Garden



View



Garden

# Meet the Team

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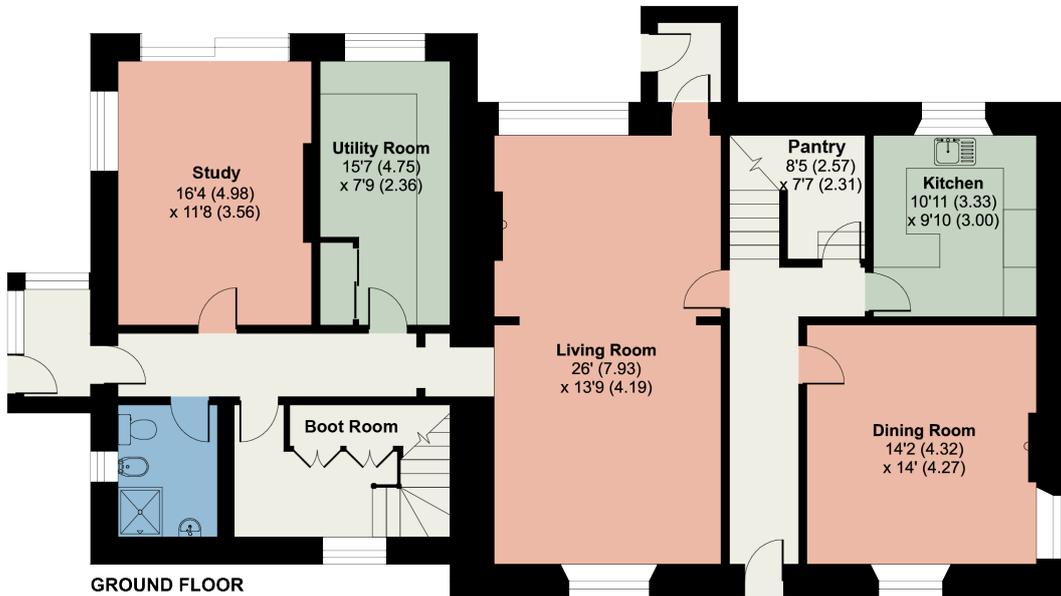
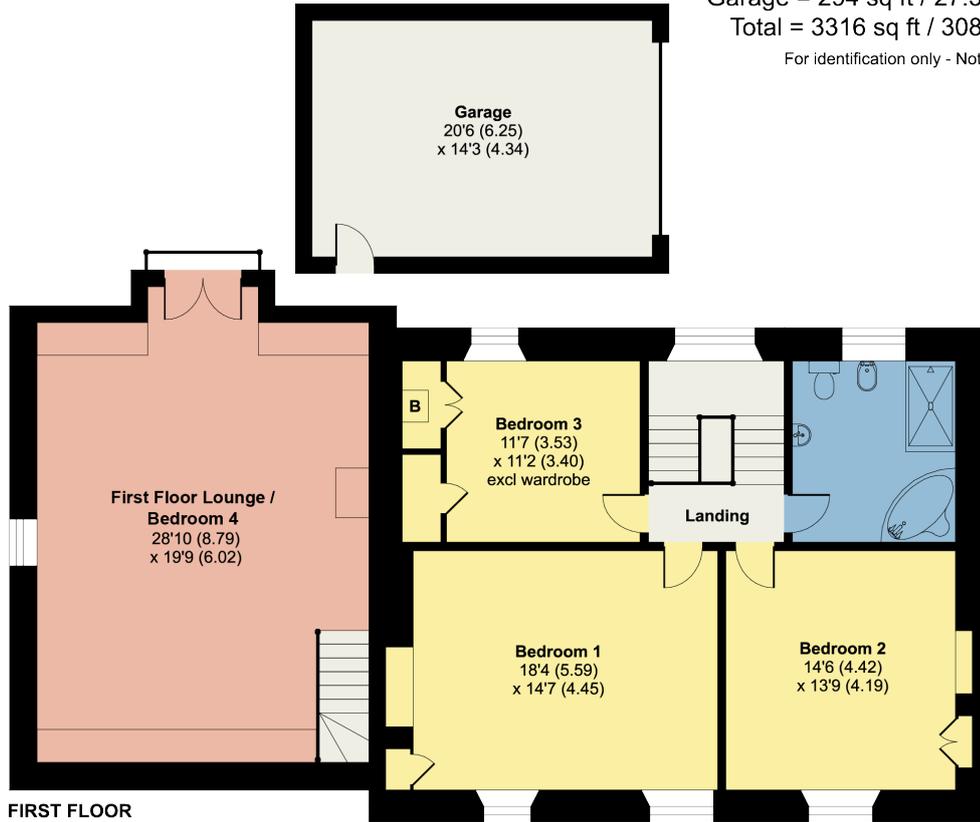
# Lowther House, Clifton, Penrith, CA10 2EG

Approximate Area = 3022 sq ft / 280.7 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 3316 sq ft / 308 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). © nch-com 2023. Produced for Hackney & Leigh. REF: 1062765

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