



Penrith

£325,000

Netherend Cottage, Carleton Road, Penrith, Cumbria, CA11 8LR

Tucked away on an elevated plot off Carleton Road, this quirky detached bungalow is a hidden gem offering a unique living experience within the heart of Penrith. It's a home that promises both comfort and character with charming features, high ceilings and thoughtful layout with the added benefit of all local amenities, schools, transport links within easy reach, adding convenience to your doorstep.

Stepping into this delightful home you are greeted by a cosy entrance hall that sets the tone for the rest of the property. As you enter, the archway to your right leads you into a well-appointed kitchen. On your left are 2 bedrooms with the bathroom directly in front.

Quick Overview

Open plan kitchen/ dining/ living room
Well presented property
Located off Carleton Road
Low maintenance front garden
Close to local amenities
On street parking
Utility room
Store/ workshop
Garage
Superfast 80 Mbps



3

2

1

D



Superfast
80 Mbps



On street parking
& Garage

Property Reference: P0413



Kitchen / Dining Area



Dining Area



Living Area



Bedroom One

The heart of this home is the open-plan kitchen/ dining/ living room. This versatile space is perfect for entertaining or enjoying cosy evenings in. The kitchen is thoughtfully designed with ample counter space and modern appliances, making it a joy for any culinary enthusiast. Integrated electric induction hob, double oven and extractor. Integrated dishwasher and fridge/ freezer. Stainless steel sink with mixer taps. Wooden effect worktops with cream coloured wall and base units. Part tiled. The dining area flows seamlessly into the living area, creating a harmonious living space that is both functional and inviting. The room boasts two double glazed windows to front aspect, including two Velux windows and access to front aspect, flooding the room with natural light. Wooden flooring with carpeted stairs leading to Bedroom 1.

Bedroom 1 is a double bedroom with En- suite. Double glazed window to front aspect with carpet flooring. The three piece En-suite is accessed via sliding door and features shower, WC, basin with mixer taps and charming shelves for added storage convenience. Part tiled with vinyl flooring. Bedroom 2 is a good sized double bedroom with double glazed window to rear aspect. Carpet flooring. Bedroom 3 is a double bedroom with fitted wardrobes. Double glazed window to front aspect, bringing in lots of natural light. Carpet flooring. Whether you choose to use the 3rd bedroom as a guest room, home office, or hobby space, the possibilities are endless. Four piece bathroom with double shower including waterfall feature, bath with hot and cold taps, WC and basin with mixer taps. Double glazed window to rear aspect. Part tiled with vinyl flooring.

Externally, the garage and small store/ workshop is conveniently located under the house providing secure parking and additional storage. Shared driveway access only for maintenance and delivery. The utility room is also tucked away beneath the property, ensuring that household chores are kept out of sight and out of mind. Benefiting from stainless steel sink with hot and cold taps, availability for washing machine and tumble dryer. Grey coloured worktop with white wall and base units. The boiler is located here.

Low maintenance front garden, perfect for those who appreciate outdoor living. Stone wall, wooden fence and bushes boundary. Grassed lawn and shrubbery.

Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Open Plan Kitchen/ dining/ living room 19' 4" x 16' 7" (5.89m x 5.05m)

Bedroom One 13' 1" x 8' 0" (3.99m x 2.44m)

En- suite

Bedroom Two 12' 1" x 7' 7" (3.68m x 2.31m)

Bedroom Three 12' 1" x 8' 10" (3.68m x 2.69m)

Bathroom

Utility room 17' 1" x 7' 8" (5.21m x 2.34m)

Garage 16' 6" x 13' 7" (5.03m x 4.14m)

Workshop 7' 5" x 5' 9" (2.26m x 1.75m)

Property Information

Tenure

Freehold

Council Tax

Band B

Services & Utilities

Mains electricity, mains gas, mains water and mains drainage.

Broadband Speed

Superfast 80 Mbps

What3words Location

///toolkit.whisk.secret

From Penrith, head south-west on Corn Market/ A592 towards Great Dockray. Turn left onto Great Dockray and turning left on Princess Street, and left onto Crown Square. Turn right onto King Street/ A6 and left onto Roper Street. Merge onto Carleton Road/ Regional Route 71. The property is next to Barco House on the left hand side.

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£325,000

Agent's Notes

We have been advised there is a flying freehold. The property sits above the neighbour's garage.

Anti-Money Laundering Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



Rear Aspect



Garden

Carleton Road, Penrith, CA11 8LR

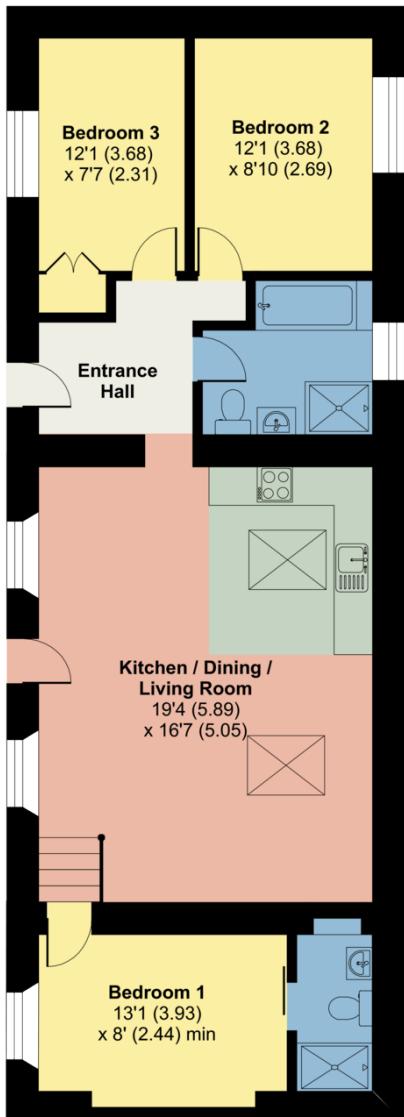
Approximate Area = 953 sq ft / 88.5 sq m

Garage = 122 sq ft / 11.3 sq m

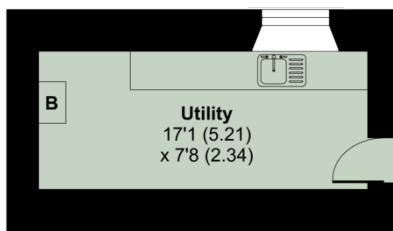
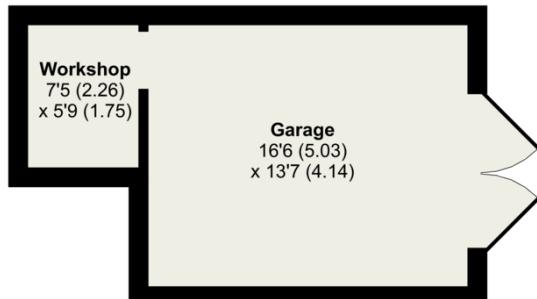
Outbuilding = 272 sq ft / 25.2 sq m

Total = 1347 sq ft / 125.1 sq m

For identification only - Not to scale



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1240957

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 07/02/2025.

Request a Viewing Online or Call 01768 593593