



11 Carleton Drive, Penrith, CA11 8JP

Guide Price **£275,000**

PFK

11 Carleton Drive

The property:

Brimming with character and promise, 11 Carleton Drive is a delightful 1930s bay fronted semi detached home, perfectly positioned in one of Penrith's most desirable residential areas.

This much loved family home, owned by the same family for almost half a century is offering a rare and exciting renovation opportunity to create something truly special. Full of original charm, the property features elegant bay windows to both the ground and first floors, filling the home with natural light and showcasing its classic 1930s proportions. Offering two reception rooms, kitchen, pantry and a boot room to the ground floor, the accommodation is completed with three bedrooms and a family bathroom to the first floor. Recently been stripped back and fully rewired, providing the perfect blank canvas for its next chapter. With scope to modernise and personalise throughout, and with potential to extend over the integral garage (subject to planning) this is a home ready to grow with you. Outside, there's a mature front garden offering plenty of privacy and ample driveway parking, being well set back from the road, plus access to the integral garage and a pedestrian path leading round to the generous rear garden, which is a town centre haven with endless possibilities.

A wonderful opportunity to bring new life and style to a much loved home in a fantastic Penrith location, full of warmth, character, and future potential.





Penrith

The location:

Penrith is a vibrant and historic market town located on the edge of the Lake District National Park. Offering a superb range of independent shops, cafés, pubs, and essential amenities, the town combines traditional charm with modern convenience. With excellent transport links, including a mainline railway station and easy access to the M6 motorway, Penrith is an ideal base for both commuters and those seeking the beauty of rural Cumbria.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Directions

11 Carleton Drive can be located using the postcode CA11 8JP and identified by a PFK For Sale board. Alternatively, by using What3Words: [///tides.silver.crouches](https://www.what3words.com////tides.silver.crouches)



ACCOMMODATION

Entrance Hall

Reception 1

12' 9" x 12' 9" (3.89m x 3.89m)

Reception 2

14' 9" x 12' 9" (4.49m x 3.88m)

Kitchen

13' 0" x 9' 9" (3.95m x 2.96m)

Pantry

3' 0" x 2' 7" (0.91m x 0.78m)

Boot Room

8' 9" x 4' 2" (2.67m x 1.26m)

Integral Garage

15' 10" x 8' 9" (4.82m x 2.66m)

FIRST FLOOR

Landing

Bedroom 1

12' 10" x 12' 8" (3.90m x 3.86m)

Bedroom 2

15' 8" x 12' 11" (4.77m x 3.93m)

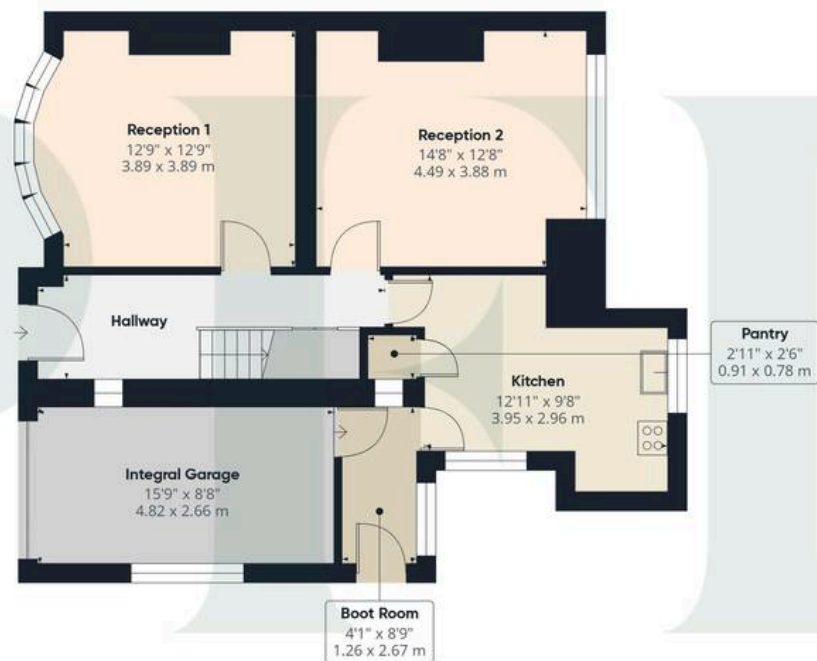
Bedroom 3

10' 2" x 5' 9" (3.09m x 1.76m)

Bathroom

9' 9" x 6' 5" (2.97m x 1.96m)





Floor 0



Floor 1

Approximate total area⁽¹⁾

1284 ft²

119.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Land Registry – Unregistered Property

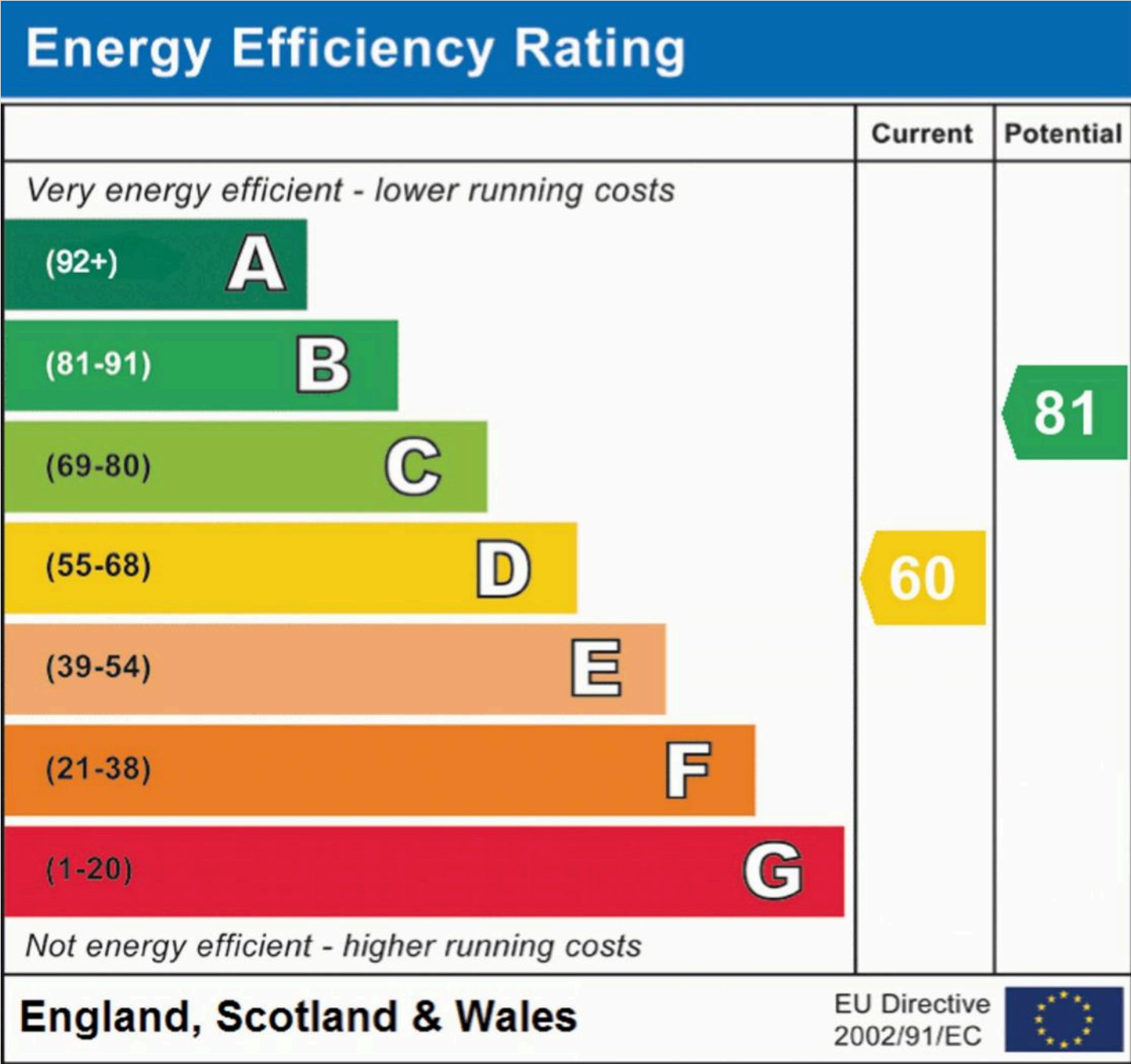
This property has been owned by the same family since 1976 and it has never been registered with Land Registry. The first registration will be carried out by the buyers' solicitor.

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50





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