



Silver Birch Fell Lane, Penrith, CA11 8AR

Guide price £375,000



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# Silver Birch Fell Lane

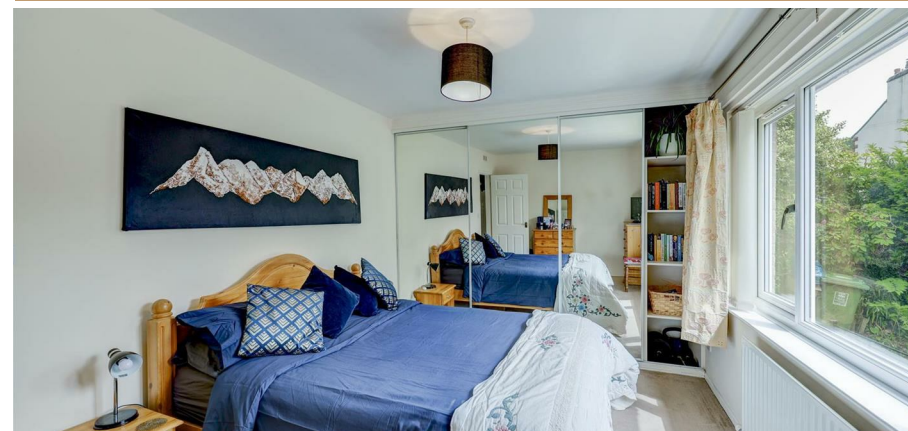
Penrith, CA11 8AR

- Desirable detached bungalow occupying an elevated position on Fell Lane, Penrith
- Three bedrooms comprising two comfortable doubles and a versatile spacious single
- Gas central heating and double glazing throughout
- Beautifully maintained gardens to the front, side and rear with a wealth of colourful planting
- Single garage with up-and-over door and driveway providing off-road parking
- Thoughtfully renovated and modernised by the current owners over the past four years
- Well-appointed shaker-style kitchen with striking red range cooker and garden aspect
- Sold with no onward chain
- Modern glazed balcony providing a charming outdoor seating area with fell views
- Ideally situated for Penrith town centre, the M6 motorway and West Coast Main Line rail services

Silver Birch is a well-presented three-bedroom detached bungalow occupying a pleasant elevated position on Fell Lane, Penrith, Cumbria, extending to approximately 1170 sq ft. The property enjoys fine views over Penrith and towards the distant fells of the Lowther Valley. Renovated and modernised by the current owners over the past four years, whilst retaining its original single-storey layout, the property benefits from gas central heating, double glazing throughout, a garage, and generous gardens to the front, side and rear. Offered for sale with no onward chain, Silver Birch represents an excellent opportunity to acquire a deceptively spacious and versatile bungalow in this sought-after elevated position.

## Directions

What3words location: ///grades.pigtails.awoke



## About

The accommodation is arranged entirely on one level and comprises an entrance hall leading to a spacious lounge with large front-facing windows enjoying the elevated outlook. The kitchen has been fitted with shaker-style cabinetry, dark worktops, and features a striking red range cooker with extractor hood over, complemented by colourful tiled splashbacks and a garden-facing window. There are three bedrooms — two comfortable double rooms and a third bedroom which, whilst a spacious single, is capable of accommodating a double bed. One bedroom is currently utilised as a home office and another as an art studio, demonstrating the versatility of the accommodation on offer. The principal bedroom benefits from a built-in wardrobe. A family bathroom with WC and a separate WC complete the internal accommodation, along with a useful storage cupboard off the hall.

## Lounge Diner

## Kitchen

## Utility

## W.C

## Hallway

## Principal Bedroom

## Bedroom Two

## Bathroom

## Garage



### Outside

The property is set within well-stocked and lovingly maintained gardens on all sides. The front garden features a stone-walled terrace with colourful flowering borders, hanging baskets, and a path leading to the front door. To the side, a neat pathway runs alongside the property flanked by mature shrubs and vibrant planting. The rear garden is a particular feature, with a wide variety of flowering plants, raised beds, a paved seating area, barbecue and pergola. A modern glazed balcony with bistro furniture provides a charming elevated seating area from which to enjoy the open views over the garden, rooftops of Penrith and the distant fells beyond. The property further benefits from a single garage with up-and-over door and a driveway providing off-road parking.

### Location

Silver Birch is situated on Fell Lane in Penrith, a popular market town with a population of around 15,000 people, conveniently close to the town centre and its comprehensive range of amenities. These include infant, junior and secondary schools, six supermarkets, and a good mix of locally owned and national high street shops. Leisure facilities are excellent and include a leisure centre with swimming pool, climbing wall, indoor bowling, badminton courts and fitness centre, as well as golf, rugby and cricket clubs, a three-screen cinema and Penrith Playhouse. Known as the Gateway to the North Lakes, Penrith is ideally placed for Ullswater and access to the fells, offering superb outdoor recreational opportunities. Carlisle lies approximately 18 miles to the north, with easy access to the M6 motorway and West Coast Main Line rail services connecting to both Carlisle and London Euston.

### Services

The property benefits from gas central heating and mains electricity, with a gas range cooker and radiators visible throughout. Mains water and drainage are also understood to be connected. Broadband and telephone services are available in the area. Prospective purchasers are advised to make their own enquiries with the relevant service providers to confirm the availability and capacity of all utilities. The property has an EPC Rating of D.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

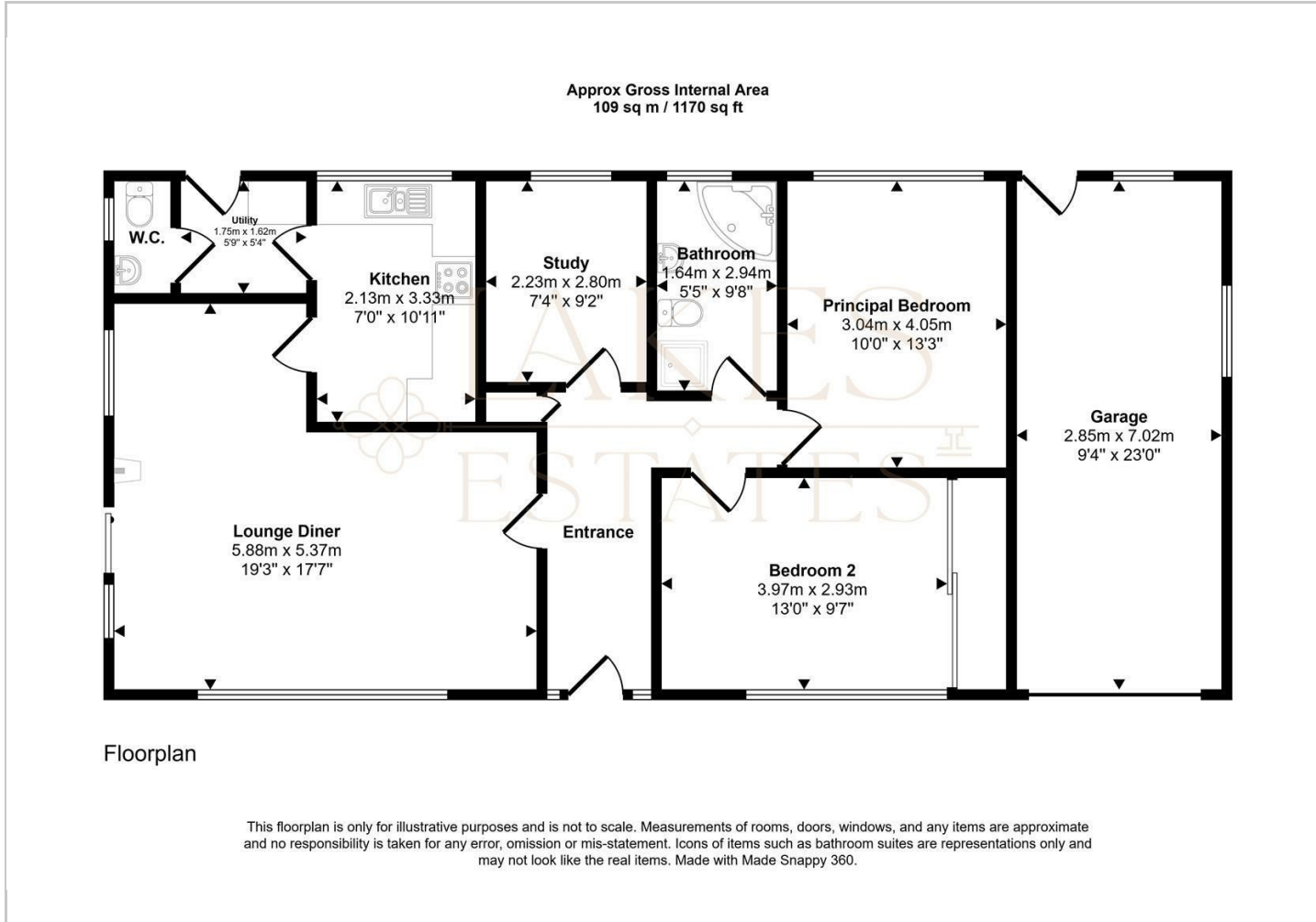
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.





## Floor Plans



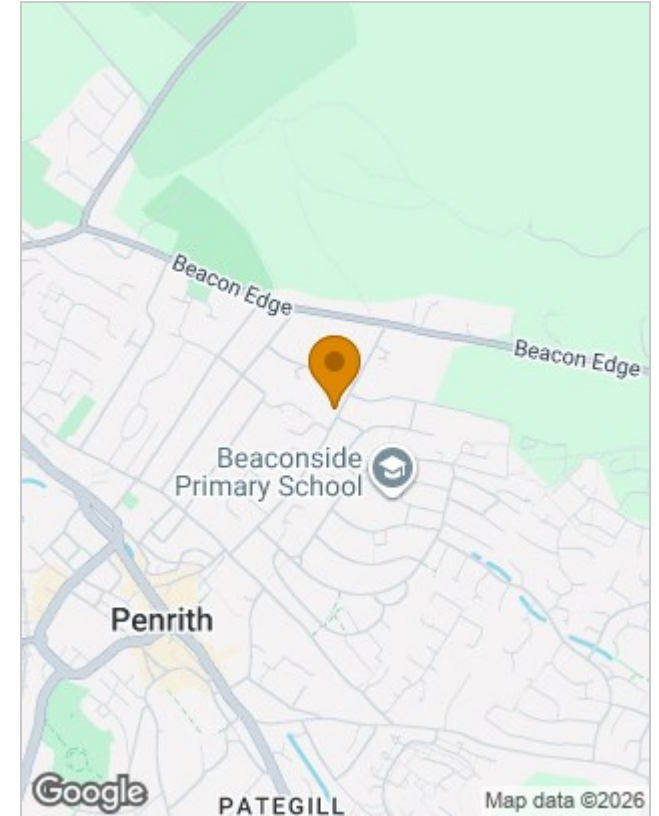
## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
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## Location Map



## Energy Performance Graph

