



Blencow

£275,000

The Old Post Office, Blencow, Penrith, CA11 0DB

Dating back to circa 1756, this charming mid terrace property is brimming with potential and offers a great opportunity to create a home to suit your own taste and needs, with plenty of scope to update and improve the accommodation for modern living whilst retaining its character and charm. The property enjoys countryside views from both front and rear aspect, and benefits from a new roof installed approximately two years ago, together with a recently fitted oil tank, providing reassurance for the next owner. Outside, there is a low maintenance garden, without extensive upkeep. On-street parking is available at the front of the property.

On entering the property, the entrance hall provides access to the main living accommodation. To the left is the kitchen, which offers space for a small dining table and features an integrated four-ring electric hob, oven and extractor, along with space for a freestanding fridge/ freezer. A circular sink with mixer tap is complemented by a useful run of worktop with a good selection of wall and base units.

Quick Overview

- 3 Bedroom mid terrace house
- Charming home with ample potential
- Village location
- Recently fitted oil tank
- New roof installed approx. 2 years ago
- Small manageable garden
- 3 Outside stores
- No onward chain
- On street parking
- Ultrafast broadband available



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Ultrafast
broadband
available



On-street parking
available

Property Reference: P0613



Kitchen



Living Room



Bedroom 1



Bedroom 2

From here, there is a utility area benefiting from a further sink, small worktop and shelving for additional storage. The utility area houses the boiler. Double glazed window to front and rear aspect with direct access to the rear garden.

From the entrance hall, you step into a spacious living room with plenty of natural light from the double glazed window to the front aspect. A charming window seat provides a pleasant spot to sit and take in the outlook, while fitted cupboards offer useful storage. The room retains a wooden fireplace surround and hearth, creating an attractive focal point. We are advised that the chimney is lined, and that a log burner was previously installed; However, this has not been verified and prospective purchasers are advised to make their own enquiries. Carpeted stairs rise to the first floor, inviting you to explore further.

There is also a downstairs three piece shower room for added convenience.

Venture upstairs to discover three well-proportioned bedrooms and the family bathroom, with the bedrooms enjoying lovely countryside views to the front aspect. Bedroom 1 is a spacious double bedroom, with natural light filling the room through a double glazed window overlooking the front aspect, where picturesque countryside views can be enjoyed. Bedroom 2 is a further double bedroom, also benefiting from a double glazed window to the front aspect, and Bedroom 3 is a versatile small double bedroom, offering excellent flexibility and could easily lend itself to use as a home office, study or occasional guest bedroom. Double glazed window to the front aspect. Completing the first floor is the three-piece family bathroom, complete with shower over bath, WC and basin.

The property benefits from an enclosed rear garden featuring a small lawn, mature shrubs and a small patio, creating an attractive space to relax with a morning coffee. There is on-street parking at the front of the property, along with three useful outdoor stores with electrics and water supply which provide convenient additional storage. NOTE. The neighbour has Right of Way for access to their external store.

Blencow village nestles in open countryside approximately five miles north west of Penrith and close to the Eden Valley and the periphery of the Lake District National Park. The market town of Penrith is located in the Eden Valley and offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

Property Information

Tenure

Freehold

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water and septic tank. Oil fired heating

Septic Tank

We have been advised, the septic tank is located at the rear of the garden, along with the discharge flow

Right of Way

We have been advised, the neighbour has Right of Way for access to their external store

A Nod to History

We are led to believe, the living room of the property was once the village post office dating back to circa 1800's

Broadband Speed

Ultrafast broadband available

Directions

From Penrith head towards Cromwell Road/ B5288. At the roundabout take the 1st exit onto Newton Road/ B5288. Turn right at the signpost for Blencow and follow the road into the village. The property will be on the right hand side, after the village hall

What3words Location

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Viewings

Strictly by appointment with Hackney & Leigh Penrith

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Bedroom 3



Bathroom



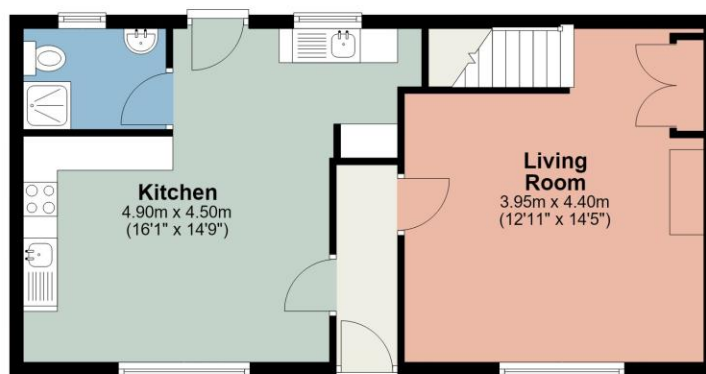
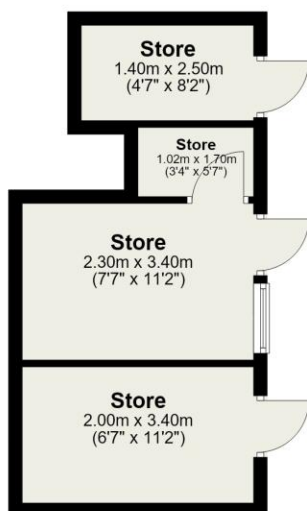
The Old Post Office



Rear Garden

Ground Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.3 sq. feet)



Total area: approx. 116.0 sq. metres (1248.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

The Old Post Office, Blencow

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