

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Suffolk Croft, Drovers Mount, Little Salkeld, CA10 1NJ**



- **Impeccably Presented, Stylish Modern Detached Bungalow**
- **Delightful and Peaceful Rural Location in the Eden Valley with Open Views**
- **Living Room + Large Dining Kitchen Open to Garden Room**
- **2 Double Bedrooms, En-Suite Shower + House Bathroom**
- **Well Maintained Gardens with South +Westerly Aspect**
- **Off Road Parking + Adjoining Garage with Automatic Door**
- **Underfloor Central Heating via an Air Source Heat Pump**
- **uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - C. EPC - B**

**Asking price £400,000**

Combining excellent modern efficiency with a distinctive stylish design and set in a beautiful and peaceful rural setting in the heart of the Eden Valley, Suffolk Croft is an impressive, comfortable bungalow occupying a generous plot in a desirable cul-de-sac location. The accommodation comprises: Entrance Hall, Living Room, Dining Kitchen open into the Garden Room, 2 Double Bedrooms, En-Suite Shower Room + House Bathroom. To the front of the bungalow is a well kept garden and an Off Road Driveway Parking Area leading to an Adjoining Garage with an Automatic door. To the rear is an attractive Enclosed Garden mainly to lawn with a patio by the house which enjoys a high level of direct sunlight in the afternoon and evening as well as a good degree of privacy. The property uses a high level of Insulation along with uPVC Double Glazing and an Air Source Heat Pump to give an energy performance rating of B.

### **Location**

From Penrith town centre, head south on King Street which becomes Victoria Road and then Bridge Lane to the Kemplay Foot roundabout. Take the first exit on the A686, signposted to Langwathby and Melmerby and follow the road into Langwathby. At the village green take the first left turn, just prior to the pub signposted to Little Salkeld and Glassonby. After 1.25 miles, turn right, signposted to Winskill and Melmerby, Go beyond the entrance to Drovers Mount, Suffolk Croft is on the right.

### **Amenities**

In the neighbouring village of Langwathby, approximately 1 ½ miles, there is an infant and primary school, a village shop with Sub Post Office, Church and a public house. There is a railway station on the Settle Carlisle line, giving commuter access to Carlisle and Leeds city centre. All main facilities are in Penrith a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Tenure**

The property is freehold and the council tax is band C.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is by an air source heat pump.

There is a management fee for the year of £430.00 per household.

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a broad multi locking oak security door to the;



### Hallway

Having wood effect LVT flooring with underfloor heating, oak panelled doors off and a ceiling trap with drop-down ladder to the insulated and part board loft space. There is a recessed coat cupboard which also houses the central heating controls and the telecoms point.



### Living Room 11'9 x 15'5 (3.58m x 4.70m)

A local stone feature fireplace has an electric flame effect heater. There is underfloor heating, a TV aerial point, a satellite point, telephone point and a five amp lighting circuit. uPVC double glazed patio doors open onto the rear garden.



### Kitchen Dining Room 16'4 x 12'11 (4.98m x 3.94m)

Fitted with a range of wood grain finish shaker style units and a marble effect works surface incorporating a stainless steel one and a half bowl sink with mixer tap. There is a built-in Bosch electric oven and induction hob with extractor hood, a Candy dishwasher, washing machine and tumble dryer and an integral fridge freezer. The ceiling has recessed downlights. The flooring is oak effect LVT with underfloor heating and there is a uPVC double glazed window to the side. A broad opening leads to the;



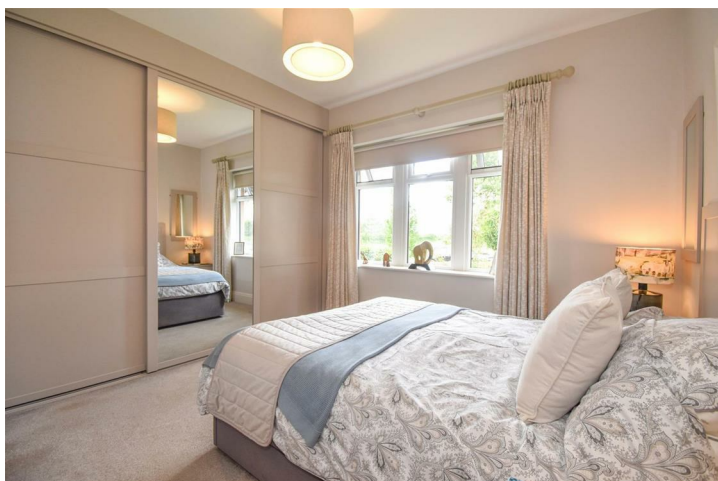
### **Garden Room 10' 6 x 11' (3.05m 1.83m x 3.35m)**

Having uPVC double glazed windows to three sides with integral blinds and being open to the ceiling. The flooring is oak affect LVT with underfloor heating and double doors open into the rear garden.



### **Bedroom One 9'11 x 12'10 (3.02m x 3.91m)**

A three panel uPVC double glazed stone Mullion window to the front looks out across the garden to the surrounding countryside. Across one wall are built in wardrobes with hanging and shelf space and there are built in cupboards and shelves to the recess behind the entrance. There is underfloor heating and a telephone point. An oak door opens into the:



### **En-suite 4'6 x 7'11 (1.37m x 2.41m)**

Fitted with contemporary toilet, wash basin with drawers below and a large shower enclosure having a mains fed two head shower over. The ceiling has recessed downlights, the flooring is LVT with underfloor heating and there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the side.





### **Bedroom Two 10'7 x 10'9 (3.23m x 3.28m)**

Having built-in wardrobes to one side giving hanging and shelf space. A two panel stone Mullion window to the front looks out across the garden to the surrounding countryside. There is underfloor heating, a TV and a telephone point.



### **Bathroom 5'7 x 7'10 (1.70m x 2.39m)**

Fitted with contemporary toilet, wash basin with drawers below and a steel bath with mixer shower taps, tiles around and a clear shower screen. There is a back lit mirror above the wash basin. The ceiling has recessed downlights, the flooring is LVT with underfloor heating and there is a chrome towel rail and an extractor fan.



### **Outside**

To the front of the bungalow is an attractive garden to lawn with two well stocked flower and shrub beds. There is a stone wall to the front boundary and two gravel beds with box hedging and laurels under the front windows.



A block paved double width driveway allows off-road parking and access to the;



**Garage 18'3 x 9'4 (5.56m x 2.84m)**

Having a wood panel automatic up and over vehicle door, lights, power points and a water supply.

A wooden gate and path to each side leads round to the rear garden.

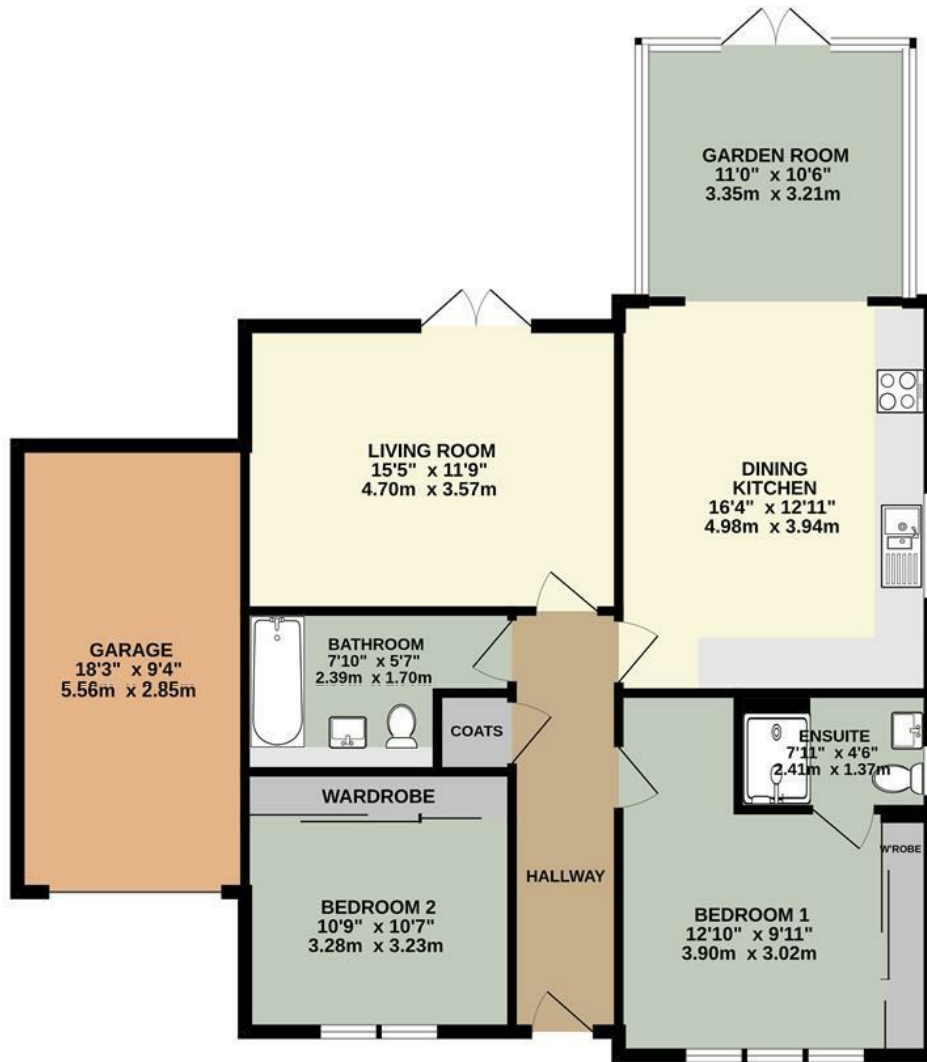
The rear garden is laid mainly to lawn with a stone flagged patio area by the bungalow and well stocked flower and shrub beds around with a high fence allowing a good degree of privacy.

To one side of the bungalow is mounted the air source heat pump providing the hot water and central heating



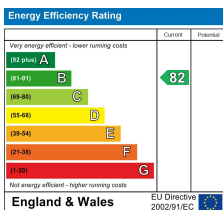


GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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