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Residential  
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Letting Agents

## **Inglenook Cottage, Culgaith, CA10 1QW**



- **Spacious Grade 2 Listed Sandstone Cottage**
- **In Need of General Updating and Improvement**
- **Popular Eden Valley Village**
- **Living Room, Sitting Room + Kitchen**
- **4 Bedrooms (1 Ground Floor with En-Suite) + House Bathroom**
- **Forecourt Parking + Enclosed Rear Garden**
- **Electric Heating**
- **Tenure - Freehold. Council Tax Band - D. EPC - G**

**Asking price £210,000**

This is an ideal opportunity for those looking to renovate a spacious and characterful Grate 2 listed family home in the middle of a popular Eden Valley village between Penrith and Appleby and surrounded by beautiful open countryside.

The cottage, understood to be the former Post Office, has flexible accommodation currently comprising; Living Room, Sitting Room, Kitchen, Laundry Room, a Ground Floor Bedroom with En-Suite Bathroom, 3 First Floor Bedrooms and a House Bathroom.

Outside there is a paved forecourt for Off Road Parking and there is an Enclosed Rear Garden.

### **Location**

From Penrith, head East on the A66 and follow for 4.7 miles. Take the first exit off the Temple Sowerby Bypass, signposted to Culgaith and Temple Sowerby. At the T-junction, turn right and drive for approximately just over half a mile and turn left, signposted to Culgaith. After a further half a mile, fork right, signposted to Culgaith and Langwathby. after 0.8 miles, turn right, effectively straight on and Chapel Cottage is on the left after 300m.

The what3words position is; shoelaces.inches.operation

### **Amenities**

In the village of Culgaith, there is a village school, a public house and a church There is a village shop and post office in Langwathby, approximately 3.5 miles and all main facilities are in Penrith, approximately 8.6 miles.

Penrith is 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.

### **Services**

Mains water, drainage and electricity are connected to the property.

Heating is electric.

### **Tenure Freehold**

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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **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



Please note that WGH are unable to have the contents of these particulars verified as the vendor is a deceased estate and our clients are third party legal representatives.

## ACCOMMODATION

### Entrance

Through a part glazed door to the;

### Living Room 15' x 18'3 (4.57m x 5.56m)

To one end of the room is an Inglenook fireplace housing an electric heater. There are exposed beams and rafters to the ceiling and two sash windows face to the front with window seats. To one corner of the room is a cupboard housing the electric meter and MCB consumer unit. Stairs lead to the first floor with a cupboard below and plank doors open to the kitchen and;



### Sitting Room 15' x 18'10 (4.57m x 5.74m)

A stone Inglenook fireplace houses an electric heater. There are exposed beams and rafters to the ceiling and a part glazed door with side windows opens to the forecourt. Plank doors open to a laundry cupboard and the ground floor bedroom.



### Kitchen 12'4 x 11'8 (3.76m x 3.56m)

Fitted with wood fronted units and a wood effect worksurface incorporating a circular sink and drainer. There is space for a range cooker and a dishwasher, the floor is quarry tiled and there is a night storage heater, two sash windows and a part glazed door to the rear.



**Ground Floor Bedroom 13'7 x 14'4 (4.14m x 4.37m)**

The ceiling is sloped with pine panelling. There is a built-in wardrobe and an electric radiator. Three windows face to the rear and a plank door opens to the;



**En-Suite**

Fitted with a bath, a wash basin, a toilet and a bidet. There is a window to the rear, a heated towel rail and a wall mounted fan heater.



**Laundry Cupboard**

With plumbing for a washing machine.

**First Floor-Landing**

Having exposed beams to the ceiling and two double glazed Velux roof lights giving natural light.



**Bedroom Two 9'11 x 7'2 (3.02m x 2.18m)**

With exposed beams to the ceiling, exposed floorboards and a sash window to front.



**Bedroom Three 11'9 x 12 (3.58m x 3.66m)**

There is a feature stone Inglenook fireplace, exposed beam to the ceiling, exposed floorboards and a sash window to the front.



**Bedroom Four 15' x 7' (4.57m x 2.13m)**

The ceiling is open to the apex with exposed beams and there is a sash window to the front.





### **Bathroom 11'9 x 11'10 (3.58m x 3.61m)**

Fitted with a panelled bath, a wash basin, a lavatory and a quadrant shower enclosure having an electric shower over. A built-in cupboard houses the electric water heater. The ceiling is open to the apex with exposed beams. The flooring is oak and there is a night storage heater and a sash window to the front.



### **Outside**

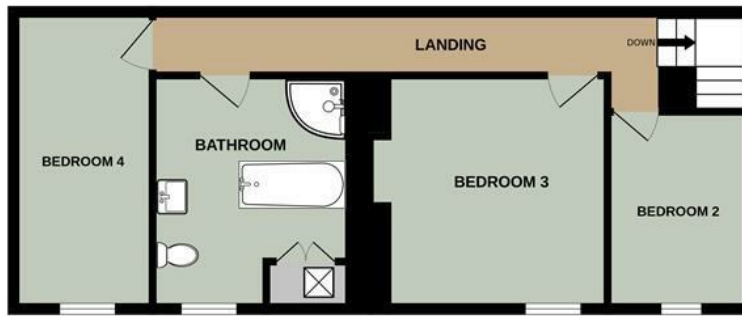
To the front of the house is a block paved forecourt giving off-road parking.

To the rear of the house is a enclosed garden only accessible through the kitchen door.

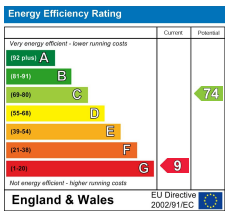
GROUND FLOOR



1ST FLOOR



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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