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West Garth, Culgaith Penrith, CA10 1QW

- **Handsome Detached Sandstone House**
- **Village Location in the Eden Valley Village Between Penrith and Appleby**
- **Elevated Position with Superb Panoramic Southerly Views**
- **Living Room, Sitting Room, Dining Kitchen + WC**
- **3 Bedrooms with Bathroom with Spa Bath and Separate Shower**
- **Set in a Generous Plot, Circa a Quarter of an Acre**
- **Off Road Parking for Several Vehicles**
- **Excellent Potential to Extend - Subject to Planning Permission**
- **Tenure - Freehold. Council Tax Band - D. EPC - F**

Asking price £375,000

Culgaith is a lively community village set up above the Eden Valley between Penrith and Appleby and West Garth is on the South side of the village set in approximately 1/4 acre of grounds which enjoys superb uninterrupted panoramic views ranging from the fells of North Yorkshire right the way across to the fells around Ullswater.

The accommodation comprises; Hallway, WC, Living Room, Sitting Room, Dining Kitchen, Landing, 3 Bedrooms and a Bathroom with spa bath and shower.

Being set in such a generous plot, there is plenty of scope to develop and extend the property further, or to just enjoy the peace and quite of the garden along with the wonderful view..

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 left, signposted to Culgaith and Langwathby. After 0.6 mile, West Garth is on the right.

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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 2 miles and 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.

Services

Mains water, drainage and electricity are connected to the property. The heating is by LPG, via a condensing combi boiler.

Tenure Leasehold

The property is freehold.

The council tax in band D.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check..

Referal 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

ACCOMMODATION

Entrance

Through a solid door to the;

Hallway

Stairs lead to the first floor with a cloak room below fitted with a toilet and wash basin. There is a single radiator a telephone point and doors off to the kitchen the sitting room and;

Living Room 19'8 x 12'1 (5.99m x 3.68m)

An open fireplace is set in a slate tiled surround with an arched niche to one side having a floor cupboard. There are two single radiators, a TV aerial lead and uPVC double glazed windows to three sides, one giving a fantastic view across the surrounding countryside and Eden Valley to the fells.

Sitting Room 12'x 14'11 (3.66mx 4.55m)

Having a stone fireplace with a TV mantle to one side and a shelved niche to the other and a TV aerial lead and telephone point. There is a double radiator and uPVC double glazed windows to two sides.

Kitchen 13'11 x 10'11 (4.24m x 3.33m)

Fitted with a range of painted wall and base 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 electric double oven and ceramic hob with cooker hood, space for an undercounter fridge and freezer, plumbing for a washing machine and space for a tumble dryer. There is a double radiator and a wall mounted LPG condensing combi boiler which provides the hot water and central heating and a TV aerial lead. To one wall is a recessed shelved cupboard. uPVC double glazed windows faced to two sides and the uPVC door opens to the garden.

First Floor-Landing

Are uPVC double glazed window gives natural light and there is a recessed shelved linen cupboard.

Bedroom One 10'7 x 12'2 (3.23m x 3.71m)
Having a recessed wardrobe, a single radiator, a TV aerial lead and the uPVC double glazed window which gives a fine view across the neighbouring gardens to the Lakeland fells in the distance.

Bedroom Two 10 ' 7 x 12‘ 1 (3.05m ' 2.13m x 3.66m‘ 0.30m)
Having a recessed wardrobe a single radiator. TV aerial lead and the uPVC double glazed window which gives a fine view across the neighbouring gardens to the Lakeland fells in the distance.

Bedroom Three 8'x 7'9 (2.44mx 2.36m)
Built-in wardrobes give, hanging shelf and locker storage. There is a single radiator a TV aerial lead and a uPVC double glazed window.

Bathroom 8'10' x 8'7 (2.69m' x 2.62m)

Fitted with a toilet, a wash basin, a corner spa bath and a separate shower enclosure with a Mira electric shower over. The walls are fully tiled, there is a heated towel rail, a uPVC double glazed window and a ceiling trap with drop-down ladder gives access to the roof space.

Outside

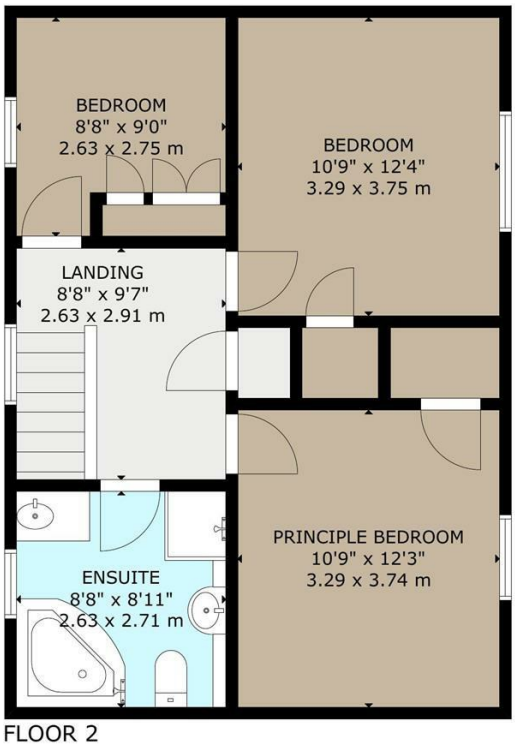
West Garth is accessed through a pair of metal vehicle gates in a stone wall to the roadside which open onto a tarmac parking and turning area with space for several vehicles.

To the side of the driveway the garden is laid to lawn with well stocked shrub borders.

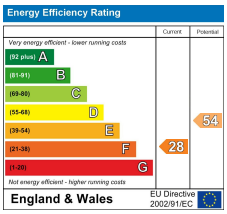
The current front door to the property is on the gable end.

The garden sweeps around the west and southern sides of the house being mainly to grass with shrub beds to the corners, a flagged patio and a gravel area to the rear.

The garden to West Garth enjoys a spectacular open view across the Eden Valley to the fells of North Yorkshire.



GROSS INTERNAL AREA
TOTAL: 126 m²/1,354 sq.ft
FLOOR 1: 73 m²/788 sq.ft, FLOOR 2: 53 m²/566 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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