

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

2 Whinfell View, Culgaith, CA10 1QQ



- **Semi Detached House in an Eden Valley Village Location**
- **Potential to Create a Lovely Family Home**
- **Views to the Front and Rear**
- **Living Room, Dining Room, Kitchen + Store/Workshop**
- **3 Bedrooms + Bathroom**
- **uPVC Double Glazing + Oil Fired Central Heating**
- **front Garden and Generous Rear Garden**
- **Local Occupancy Restriction**
- **Tenure - Freehold. EPC Rate - F. Council Tax Band - B.**

Asking price £170,000

In the heart of the Eden Valley, within the community of Culgaith, between Penrith and Appleby, 2 Whinfall View is an excellent opportunity to update and refurbish a semi detached family home, occupying a generous plot with a view across the Eden Valley to the Lakeland Fells and to the Pennines. The accommodation comprises; Hall, Living Room, Dining Room, Kitchen, Rear Lobby, WC, Workshop/Utility, Three Bedrooms and a First Floor Bathroom.

The property has uPVC Double Glazing and Oil Fired Central Heating. Outside the deep front garden is to grass with steps down to the roadside. To the rear is a good sized enclosed garden mainly to grass.

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 drive into the village, 4 Whinfall View is on the right.

The what3words position is; [dictation.wedding.saga](https://www.what3words.com/dictation.wedding.saga)

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 on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil.

Tenure

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

Local Occupancy Restriction

A Cumbria wide local occupancy clause applies.

We understand that the criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process.

Any prospective purchase will need to satisfy themselves that they meet the criteria and can make enquiries with the council.

<https://www.westmorlandandfurness.gov.uk>

01768 817817

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 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.

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 uPVC part glazed door to the;

Hall

Having a uPVC double glazed window to the front, a double radiator, stairs to the first floor and doors off to the dining room and,

Living Room 17'4 x 13' (5.28m x 3.96m)

A uPVC double glazed window faces to the front and uPVC double glazed patio doors lead out to the rear garden. There is a fireplace with a wooden surround and electric point, a single radiator and a TV aerial point. A door leads to the;



Kitchen 6'6 x 13'5 (1.98m x 4.09m)

Fitted with wall and base units with a dark work surface incorporating a composite 1 1/2 bowl single drainer sink and mixer tap. There is space for a range cooker with an extractor hood above, plumbing for a dishwasher and access to an under stair cupboard. A door leads to the rear lobby and a sliding door leads to the;



Dining Room

Having a uPVC double glazed window to the front, a feature fireplace with wood surround and a double radiator.



Rear Lobby 8'1 x 7'7 (2.46m x 2.31m)

The oil fired boiler provides the hot water and central heating. There is a window to the rear and a uPVC door to the side.

WC

Fitted with a toilet and having a uPVC double glazed window to the side.

Workshop/Utility 8'6 x 7'7 (2.59m x 2.31m)

With light, power and plumbing for a washing machine. A uPVC double glazed window faces to the front.

First Floor - Landing

Having a uPVC double glazed window to the rear, a single radiator and a ceiling hatch to the loft space above.

Bedroom One 9'3 x 13' (2.82m x 3.96m)

A uPVC double glazed window faces to the front with a view across the village to the Lakeland Fells beyond. There is a single radiator and a recessed cupboard over the stairwell.



Bedroom Two 10'6 x 10' (3.20m x 3.05m)

A uPVC double glazed window faces to the front with a view across the village to the Lakeland Fells beyond. There is a single radiator and a recessed cupboard over the stairwell.



Bedroom Three 7'10 x 9'11 (2.39m x 3.02m)

Having a uPVC double glazed window overlooking the garden to the rear and a single radiator.



Bathroom 6'6 x 6'8 (1.98m x 2.03m)

Fitted with a white three piece suite having an electric shower over the bath. There is a chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

The property is approached from the roadside up steps to the front garden which is laid to grass. The path leads to the front door and extends along the side of the house through a wooden gate to the rear.



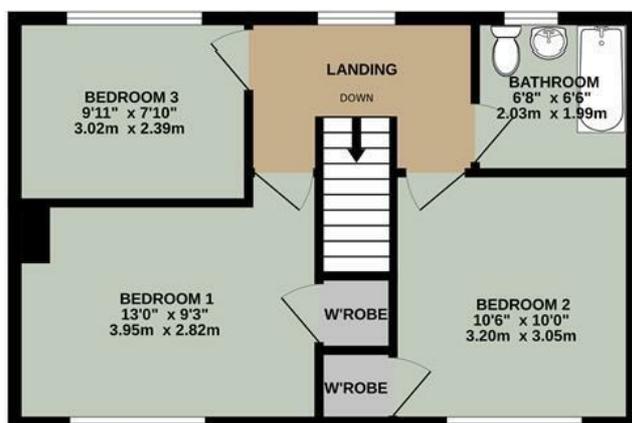
The rear garden is to grass with a hedge to the rear boundary.



GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.

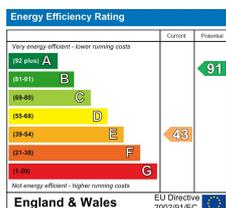


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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Data Protection

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