

2 The Brook, Culgaith, Penrith, CA10 1SJ



- **Spacious Modern and Efficient Detached Family Home**
- **Large Living Room, Dining Kitchen, Utility Room + Cloakroom**
- **Large Principal Bedroom Suite with Shower Room + Dressing Room**
- **3 Further Double Bedrooms + House Bathroom**
- **Large Enclosed Rear Garden - Grass Cutting Included**
- **Off Road Parking + Integral Garage**
- **Central Heating via an Air Source Heat Pump + Full Double Glazing**
- **Council Tax Band - E. EPC - B**
- **Available from 1st October 2026**

Per month £1,850 Per month

In the Eden Valley village of Culgaith, between Penrith and Appleby, 2 The Brook is a smart, modern, efficient, detached family home enjoying a large site towards the head of a quiet cul-de-sac. The accommodation comprises; Entrance Hall, Living Room, Dining Kitchen, Utility Room, Cloakroom, Four Double Bedrooms with an En-Suite Shower Room and Dressing Room to the principal and a House Bathroom. Outside, as well as the generous Garden, there is Off Road Parking and an Integral Garage with an Automatic Door.

The property also benefits from Central Heating via an Air Source Heat Pump and is fully Double Glazed, giving an impressive EPC Rating of B.

Location

From Penrith head East on the A66. On the second section of dual carriageway, take the first exit, signposted to Culgaith and Temple Sowerby and turn right at the T-junction. Drive over the bridge and turn left, signposted to Culgaith. After 1/3 mile, fork left and follow the road for approximately 1/4 mile and turn right into Otter's Holt and right into The Brook.

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 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. Central Heating is via an air source heat pump.

Council Tax Band E

Fees

Please note that to be able to meet the affordability criteria the household gross income of any prospective tenant(s) will need to be 2.5 times the rental amount.

On signing the tenancy agreement you will be required to pay:

Rent £1850 including garden maintenance
Refundable tenancy deposit: £2130

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)
Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base
for each date that the payment is outstanding and applies to rent
which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:
A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

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Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

A composite security door opens to the;

Hallway

Having Amtico flooring with underfloor heating.
Stairs lead to the first floor with store cupboard below. Oak panelled doors open to the dining kitchen, living room and;



Cloakroom

Fitted with a toilet and wash basin.

Living Room 15'6 x 13'8 (4.72m x 4.17m)

Having Amtico flooring with underfloor heating. There is a TV point and double glazed windows to the front with colonial blinds.



Kitchen Dining Room 13'4 x 26'11 (4.06m x 8.20m)

Kitchen area is fitted with a wide range of shaker style units, including pull out larder cupboards, carousel corners, a larder store, a bin drawer and a central island with pan drawers and a small wine fridge. The work surface is Miami Vena quartz with an under mounted Belfast sink and mixer tap and there is a built-in Neff oven with combination microwave oven above, and warming drawer, a five ring induction hob with extractor above and an integral dishwasher.



The flooring is Amtico with underfloor heating. A double glazed window with colonial blinds and patio double glazed patio doors with integral Venetian blinds open to the rear garden. An oak door opens to the;



Utility Room 7'9 x 6' (2.36m x 1.83m)

Fitted with wall and base units and a white work surface incorporating a composite butler sink with mixer tap. Below the work surface is plumbing for a washing machine and space for a tumble dryer. The flooring is Amtico with underfloor heating, and door opens to the garage and the rear garden.

**First Floor**

Having a recessed shelved linen cupboard, a ceiling trap to the loft space and double radiator.

Principal Suite

The door from the landing opens to a;

Dressing Room 4'10 x 14'8 (1.47m x 4.47m)

Fitted with wardrobes giving hanging and shelf storage and there is a single radiator.

**Bedroom 12' 2 x 14'8 (3.66m 0.61m x 4.47m)**

Having a wall mounting point for a TV, a double radiator and double glazed window to the front with colonial blinds. An oak door opens to the;;



Ensuite 5'7 x 7'8 (1.70m x 2.34m)

Fitted with a toilet, a wash basin with cabinet below and a low-step shower enclosure with a mains fed twin head shower over and tiles to two sides. The floor is ceramic tiled, there is a modern column radiator, a shaver socket and an extractor fan.



Bedroom Two 11' 4 x 12' (3.35m x 3.66m)

There is a wall point for a TV, a double radiator and a double glazed window with colonial blinds to the rear.



Bedroom Three 11'5 x 10' (3.48m x 3.05m)

There is a wall point for a TV, a double radiator and a double glazed window with colonial blinds to the front.



Bedroom Four 13'4 x 10'1 (4.06m x 3.07m)

There is a wall point for a TV, a double radiator and double glazed window with colonial blinds faces to the rear.



Bathroom 7' x 10'3 (2.13m x 3.12m)

Fitted with a bath, a toilet, a wash basin with cabinet below and a low-step shower enclosure with a mains fed twin head shower and tiles to two sides. The floor is tiled, there is a modern upright column radiator, a shover socket, an extractor fan and a double glazed window.



Outside

A double width the block paved drive gives off-road parking and access to the;

Garage 21'4 x 9'9 (6.50m x 2.97m)

Having an automatic vehicle door, light, power point and an MCB consumer unit. Located to one corner of the garage is a pressurised hot water tank and an internal door opens to the utility room.

To the side of the driveway is a large lawn garden area. A path and gate to each side of the house leads to the rear.

To the rear of the house is a generous garden laid mainly to lawn with a stone flagged patio by the house and a stone flagged seating area with pergola over. The garden is laid mainly to grass.

A gardener will be included in the rent.



This floor plan shows a 3-bedroom house with a garage, utility room, dining kitchen, living room, and stairs. The layout includes a large living room, a dining kitchen, a utility room, a garage, and a bathroom (WC). The stairs lead up to the second floor.

Rooms and features include:

- Garage:** A large orange-colored room on the left side.
- Utility Room:** A small orange-colored room at the top left, containing a washing machine icon.
- Dining Kitchen:** A large yellow-colored room at the top right.
- Living Room:** A large yellow-colored room on the right side.
- Hallway:** A central brown-colored hallway connecting the rooms.
- Stairs:** A staircase with an 'UP' arrow, located between the garage and the living room.
- WC (Bathroom):** A small green-colored room containing a toilet icon, located near the stairs.
- Under Stairs:** A small blue-colored area labeled 'UNDER STAIRS' located below the main staircase.

The floor plan shows a central landing area with a staircase labeled 'DOWN'. To the left of the landing are three bedrooms: Bedroom 4 at the top, Bedroom 3 at the bottom, and Bedroom 2 at the top right. To the right of the landing is Bedroom 1. A bathroom is located at the top center, and an ensuite is located at the bottom center. A dressing room and wardrobe are located to the right of the landing. A linen closet is located above the landing.

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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