

# Cumbrian Properties

## Derry House, Culgaith



**Price Region £500,000**

**EPC-**

Detached property | Sought after village location

2 receptions | 4 bedrooms | Four-piece bathroom

Immaculately presented | Gated drive, solar panels & EV charger

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## 2/ DERRY HOUSE, CULGATH, PENRITH

This immaculately presented four-bedroom detached property offers spacious and versatile living with high-quality fixtures and fittings throughout. The property benefits from gas central heating, full double glazing, and the added advantage of 14 Tesla solar panels with storage batteries. The property briefly comprises, entrance hall, cloakroom and an impressive open-plan dining kitchen with integrated appliances, a central island with breakfast-bar seating, underfloor heating and bi-folding doors opening onto the rear composite decking. There is a sitting room with a wood-burning stove and sandstone fireplace, along with a generous 23-foot dining lounge, also featuring a wood-burning stove and French doors leading to the rear garden. To the first floor are four well-proportioned bedrooms, fitted wardrobes and cupboards to the master bedroom, and a four-piece family bathroom. Externally, the property has a beautifully landscaped drystone-walled and fenced rear garden comprising composite decking, an elevated lawn, mature trees and shrub and hedge borders, along with external power and a garden shed. A double-glazed outbuilding with power, lighting and a wood-burning stove is currently utilised as additional storage and a home office. To the side of the property is a gated block-paved sandstone driveway providing parking for multiple vehicles, along with an EV charging point, while the front drystone-walled lawned garden boasts stunning countryside views.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (13' x 9')** Radiator, oak wood flooring, coving to the ceiling, door to cloakroom, inner hall and archway through to the dining kitchen.



ENTRANCE HALL

**CLOAKROOM (5' x 3')** Two piece suite comprising wash hand basin and WC. Radiator, frosted double glazed UPVC window to the side, coving to the ceiling and oak wood flooring.

**DINING KITCHEN (19'5 x 14')** Fitted kitchen incorporating 1.5 bowl sink with drainer, mixer tap, Proboil filtered hot water tap and food waste disposal. Centre island with breakfast bar, five burner boost function induction hob, ceiling mounted extractor, eye level integrated single fan oven, integrated double oven & integrated tertiary oven, grill and microwave. Integrated dishwasher, integrated washing machine, two integrated fridge freezers and built-in larder cupboard. Baxi gas boiler housed in fitted cupboard, double glazed UPVC windows to the side and rear and double glazed bi-folding doors to the rear garden, vertical radiator and underfloor heating.

### 3/ DERRY HOUSE, CULGATH, PENRITH



DINING KITCHEN

**INNER HALL** Oak wood flooring, staircase to the first floor and doors to the sitting room and dining lounge.

**SITTING ROOM (13' x 16')** Double glazed UPVC window to the front, wood burning stove, coving to the ceiling, oak wood flooring and radiator.



SITTING ROOM

## 4/ DERRY HOUSE, CULGATH, PENRITH

**DINING LOUNGE (23' x 12')** Double glazed UPVC window to the front, double glazed UPVC French doors to the rear decked area, coving to the ceiling, two radiators, wood burning stove and oak-wood flooring.



DINING LOUNGE

## FIRST FLOOR

**SPLIT LEVEL LANDING** Arched double glazed UPVC window to the rear, loft access via hatch, and doors to four bedrooms and family bathroom.



LANDING

## 5/ DERRY HOUSE, CULGATH, PENRITH

**BEDROOM 1 (12' x 11')** Double glazed UPVC window to the rear, radiator, fitted wardrobes and cupboards.



BEDROOM 1

**BEDROOM 2 (12' x 11')** Double glazed UPVC window to the front and radiator.



BEDROOM 2

**BEDROOM 3 (11'5 x 9')** Double glazed UPVC window to the front, radiator and fitted wardrobe and cupboards.



BEDROOM 3

## 6/ DERRY HOUSE, CULGATH, PENRITH

**BEDROOM 4 / OFFICE (8' x 8')** Double glazed UPVC window to the front, radiator & separate internet line.



BEDROOM 4

**FAMILY BATHROOM (12' x 9')** Four piece suite comprising freestanding roll top bath with mixer tap, walk-in rainfall shower with additional shower attachment, wash hand basin with mixer tap and WC. Heated towel rail, frosted double glazed UPVC window to the rear and built-in storage.



FAMILY BATHROOM

**OUTSIDE** To the rear of the property is a drystone walled and fenced landscaped garden comprising composite decking, lawn, mature trees, external power, shed and outbuilding. To the front of the property is a low maintenance mature drystone walled lawned garden with sandstone block paving with shrubbed and hedged borders and boasts stunning countryside views. To the side of the property is a gated Egyptian sandstone block paved driveway for multiple vehicles and external water tap. The property also benefits from 14 Tesla solar panels, storage batteries and EV charging port.



REAR GARDEN

## 7/ DERRY HOUSE, CULGAITH, PENRITH



SIDE OF THE PROPERTY, DRIVE & VIEWS

**OUTBUILDING (18' x 14')** Double glazed UPVC window to the front, double glazed UPVC door to the side, power and lighting, stove and power points.



OUTBUILDING

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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