

# Cumbrian PROPERTIES

## Langley Cottage, Newbiggin, Temple Sowerby



**Price Region £169,999**

**EPC-E**

End terraced cottage | Village location  
1 reception room | 3 bedrooms | 1 bathroom  
Front patio garden | Rear yard

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## 2/ LANGLEY COTTAGE, NEWBIGGIN, TEMPLE SOWERBY

A traditional three bedroom terraced cottage located in the pretty Eden Valley village of Newbiggin within easy reach of the Pennine fells and the A66. Internally the property offers generously proportioned and characterful accommodation briefly comprising lounge with multi-fuel stove, dining kitchen, cloakroom/utility, three bedrooms and bathroom. Externally the property has a garden area to the front, with readily available on street parking available in the village. Offered with no onward chain, viewing is essential to fully appreciate all that this lovely property has to offer.

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

### **Entrance via front door into lounge**

**LOUNGE (20'3 x 13'4)** Multi fuel stove, two electric radiators, sandstone flooring, two sash windows to the front, staircase to the first floor and door to dining kitchen.



LOUNGE

**DINING KITCHEN (18'8 x 13'5)** Fitted with a range of wood wall and base units with solid wood worksurfaces incorporating a Belfast style sink with mixer tap, two ring Rayburn cooker and dishwasher. Storage cupboard, sandstone flooring, double glazed French doors to the rear and door to utility/cloakroom.



DINING KITCHEN

**UTILITY/CLOAKROOM** White two piece suite comprising low level WC and wash hand basin. Wooden worksurface, plumbing for washing machine, sandstone floor and double glazed Velux window.

### 3/ LANGLEY COTTAGE, NEWBIGGIN, TEMPLE SOWERBY

**FIRST FLOOR LANDING** Radiator, doors to bedrooms and bathroom.

**BEDROOM 1 (13'7 x 10'5)** UPVC double glazed window to the front and built in airing cupboard.



BEDROOM 1

**BEDROOM 2 (13'5 x 8'8)** UPVC double glazed window to the front.



BEDROOM 2

**BATHROOM** Four piece suite comprising shower in corner cubicle, panelled bath, low level WC and wash hand basin. Towel rail radiator, tiled walls, vinyl flooring and double glazed Velux window.

**BEDROOM 3 (15'5 x 9'6)** Double glazed window to the rear, radiator and further electric radiator.



BATHROOM



BEDROOM 3

#### 4/LANGLEY COTTAGE, NEWBIGGIN, TEMPLE SOWERBY

**OUTSIDE** To the front of the property is a patio garden, brick built storage shed. Rear yard.



**LOCATION** The village of Newbiggin is surrounded by beautiful Eden Valley countryside and within easy reach of the North Pennines (an Area of Outstanding Natural Beauty). There is an excellent choice of primary schools and pubs in the neighbouring villages, with tea rooms and garden centre nearby in Culgaith and Acorn Bank. Newbiggin is midway between the market towns of Penrith and Appleby with further amenities, secondary schools and train stations, with M6 junction at Penrith.

**DIRECTIONS** From Penrith take the A66 eastbound towards Appleby. After approx. 6 miles join the bypass then take the first exit signposted for Culgaith. Turn right at the junction then take the next left after the bridge. A short distance along, take the next right and follow this road into Newbiggin. Langley cottage is set behind the green and can be identified by our for sale board.

**COUNCIL TAX BAND** We are informed the property is in tax band B

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

**SERVICES** Mains water and electricity are connected.

**VIEWING** Cumbrian Properties ELA Ltd, Fenton House, Corney Square, Penrith.  
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