

# PFK

Low Mill House, 3 Low Mill, Langwathby, Penrith CA10 1NQ

Guide Price: £450,000





## LOCATION

Langwathby is a large village with an excellent range of amenities including a nursery, pre-school and primary school, shop/off licence with post office, church, inn and village hall with tennis court, together with a station on the scenic Settle-Carlisle railway line. There is ample walking in the area and a cricket club at Edenhall (1 mile). For those wishing to commute the M6 is easily accessible as well as the A66, and the Lake District National Park is also within easy driving distance.

## PROPERTY DESCRIPTION

Low Mill House is an attractive detached house built in 1990 with an appealing sandstone faced front elevation and a number of appealing features. The property is spacious and in immaculate order throughout providing comfortable family accommodation. Located in the centre of the village, close to all amenities that the village has to offer.

The property briefly comprises entrance porch, hallway, living room, conservatory, separate dining room, cloakroom, fully fitted kitchen/dining room, utility and double garage to the ground floor. Four bedrooms with the principal room having an ensuite bathroom, family bathroom and spacious hallway.

Wrap around gardens complement the property with ample space for outside living and plenty of parking to the rear.

Early inspection is recommended.

## ACCOMMODATION

### Entrance Porch

Of stone construction with exterior light and part glazed, oak front door leading into the hallway.

### Hallway

5.44m x 1.75m (17' 10" x 5' 9") A generous and bright hallway with decorative cornicing and ceiling rose, open oak staircase to the first floor, electric storage heater and doors leading to the ground floor rooms.

### Living Room

5.49m x 3.64m (18' 0" x 11' 11") A front aspect reception room with twin windows overlooking the village green. Decorative cornicing and ceiling rose, feature fireplace with tiled hearth and wood mantel housing an electric fire, electric storage heater, TV point and glazed door into the conservatory.

### Conservatory

3.20m x 3.20m (10' 6" x 10' 6") Of dwarf wall construction and glazed to two sides with pitched, tiled roof and UPVC door leading out into the garden. Wall mounted shelving and lighting, electric panel heater, spotlighting and Italian tiled flooring.

### Dining Room

3.60m x 3.60m (11' 10" x 11' 10") A bright front aspect reception room enjoying views over the village green. With decorative cornicing, ceiling rose and electric storage heater.

### Inner Hallway

Storage cupboard with hanging rail and shelf, door to cloakroom/WC.

### Cloakroom/WC

Fitted with WC and pedestal wash hand basin with tiled splashback, mirror and shelf over, extractor, Dimplex electric wall heater and obscured side aspect window.

### Kitchen

3.57m x 3.30m (11' 9" x 10' 10") Fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include dishwasher, fridge and electric oven with ceramic hob and extractor over, space for dining table, electric storage heater, twin side aspect windows and door to the utility room.

### Utility Room

3.58m x 2.03m (11' 9" x 6' 8") Fitted with wall and base units similar to the kitchen, with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space and plumbing for under counter washing machine and tumble dryer, extractor, electric storage heater, side aspect window, door into the integral garage and part glazed oak door leading out to the side of the property.

## FIRST FLOOR LANDING

4.77m x 1.96m (15' 8" x 6' 5") With shelved airing cupboard housing the hot water cylinder, electric storage heater, side aspect window and doors giving access to the first floor rooms.

### Bedroom 1 - Principal Bedroom

3.79m x 5.47m (12' 5" x 17' 11") A large, bright dual aspect double bedroom with twin windows to the rear and one to the side, electric storage heater and door to the ensuite.

## Ensuite Bathroom

1.87m x 3.47m (6' 2" x 11' 5") Fitted with a four piece suite comprising bath with Mira Sport electric shower over and glass shower screen, bidet, WC and pedestal wash hand basin with mirror, shelf and light/shaver socket over. Part tiled walls, wall mounted heated chrome towel rail, Dimplex wall heater, extractor and obscured side aspect window.

## Bedroom 2

5.47m x 3.63m (17' 11" x 11' 11") A dual aspect double bedroom enjoying views over the village green to the front. Built in wardrobe with hanging rail and shelf, wall mounted mirror and electric panel heater.

## Family Bathroom

2.30m x 2.55m (7' 7" x 8' 4") Fitted with a four piece suite comprising tiled shower cubicle with Mira Sport electric shower, bath with mixer tap and additional hand held shower attachment, WC and pedestal wash hand basin. Mirror fronted wall unit with light/shaver socket over, Dimplex wall heater, wall mounted heated chrome towel rail, extractor fan, loft access hatch and obscured side aspect window.

## Bedroom 3

3.62m x 4.41m (11' 11" x 14' 6") A front aspect double bedroom with twin windows overlooking the village green, wall mounted electric panel heater and large built in wardrobe with hanging rail and shelf.

## Bedroom 4

2.40m x 3.38m (7' 10" x 11' 1") A side aspect single bedroom with wall mounted electric panel heater.

## EXTERNALLY

### Gardens and Parking

The property benefits from an enclosed wraparound garden, mainly laid to lawn with perennial and shrub borders, and ample seating space. To the rear there is a driveway providing extensive offroad parking leading to the integral double garage.

### Garage

5.10m x 5.52m (16' 9" x 18' 1") Integral double garage with electric up and over door, power and lighting. Wall and base storage units with wall mounted shelving to one wall and side aspect window.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity, water and drainage. Electric central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

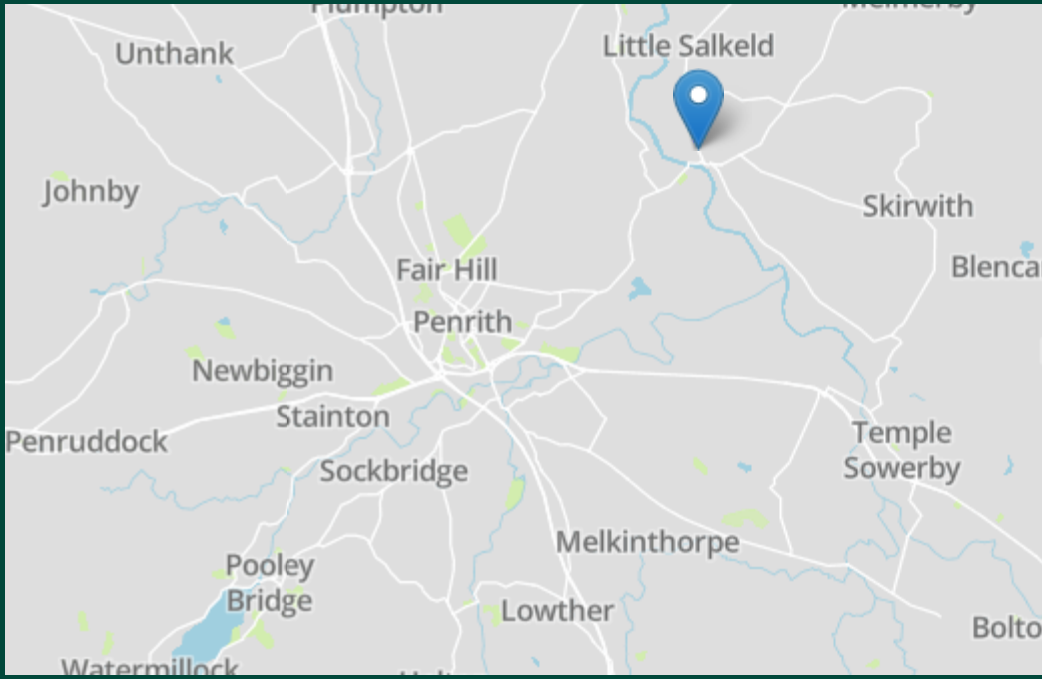
Council Tax: Band F

Viewing: Through our Penrith office, 01768 862135.

Directions: From the main Kemplay Bank roundabout at the southern entrance to Penrith, take the A686 for Alston. Proceed for approximately 4 miles, crossing the metal bailey bridge over the river Eden, and continue ahead towards the village green/play area with The Shepherd's Inn on the right. Continue around to the left and the entrance to Low Mill is a short distance along on the right hand side.

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Approximate total area<sup>(1)</sup>  
2161.64 ft<sup>2</sup>  
200.82 m<sup>2</sup>

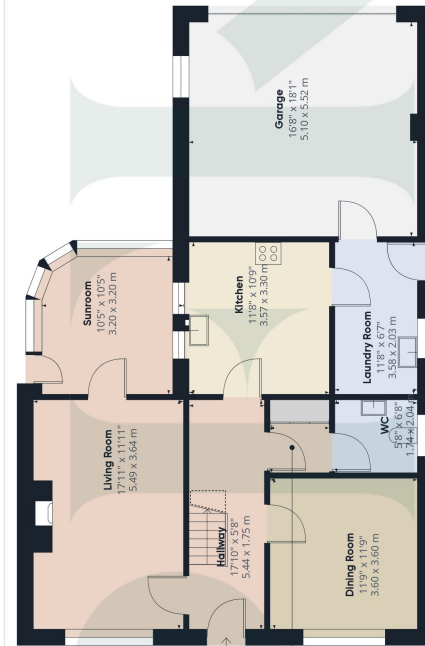
Reduced headroom  
15.44 ft<sup>2</sup>  
1.43 m<sup>2</sup>

(1) Excluding balconies and terraces

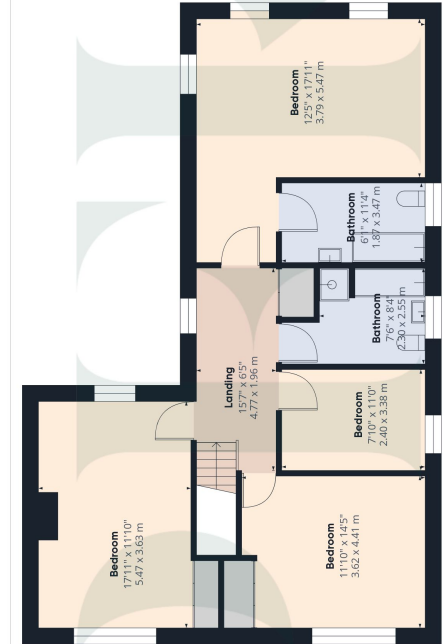
E: Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are taken from the floor plan for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>75</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		