

# PKK

Greenway, Langwathby, Penrith, Cumbria CA10 1LW  
Guide Price: £475,000





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## 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 nearby Edenhall (1 mile). For those wishing to commute, the M6 and A66 are easily accessible, and the Lake District National Park is also within easy driving distance.

## PROPERTY DESCRIPTION

Discover Greenway, Langwathby – a charming property nestled in the heart of this picturesque village. Perfectly situated within walking distance of the local school, shop, and pub, this home offers convenience in the heart of a local community. Boasting five spacious bedrooms, three modern bathrooms, and a large family kitchen - diner, it's ideal for family living. The generous lounge - diner provides a perfect space for entertaining, while the walled front garden adds a touch of privacy and kerb appeal. Complete with integral garage and ample driveway parking, Greenway truly combines comfort, style, and practicality in an unbeatable location.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed UPVC front door. A spacious hallway with cloaks area, stairs to the first floor, radiator, wall mounted lighting, wood effect laminate flooring, doors leading to the ground floor rooms and door into the integral garage.

### Kitchen/Diner

6.46m x 3.31m (21' 2" x 10' 10") A spacious kitchen/diner fitted with a range of attractive, handleless wall and base units with complementary quartz work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated microwave, wine fridge and dishwasher, freestanding electric Rangemaster cooker with extractor over and space for full height fridge freezer. Wall mounted shelving, contemporary vertical radiator, spotlighting and wood effect laminate flooring. Large, walk in bay window with window seat bench, utilised for the dining area with ample space for a six to eight person dining table.

### Utility Space

1.30m x 1.89m (4' 3" x 6' 2") Wall mounted storage cupboard and shelving with work surfacing below and plumbing for under counter washing machine. Cloaks area, spotlighting and wood effect laminate flooring.

### Shower Room

1.73m x 1.88m (5' 8" x 6' 2") Fitted with a three piece suite comprising electric shower, wash hand basin and WC, part tiled walls, extractor fan, radiator, spotlighting and wood effect laminate flooring.

### Lounge/Diner

5.76m x 9.57m (18' 11" x 31' 5") A superb, bright room with twin windows and French doors leading out to the front garden. Attractive, stone fireplace with wood lintel over, housing a large multifuel stove, feature stone walls with decorative alcoves and wall mounted lighting, generous storage cupboard. Ample space for a large dining table, two radiators and recessed ceiling spotlights.

## FIRST FLOOR

### Landing

A generous landing with exposed beams, airing cupboard, hatch giving access to part boarded loft space, two radiators and doors to the first floor rooms.

### Bedroom 5

3.72m x 5.46m (12' 2" x 17' 11") Currently utilised as a further reception room, with feature stone detailing, point for wall mounted TV, radiator, dormer window with additional Velux window.

### Family Bathroom

1.79m x 2.74m (5' 10" x 9' 0") Fitted with a three piece suite comprising P shaped bath with mains shower over, WC and wash hand basin. Feature beam, part tiled walls, vertical heated chrome towel rail, recessed ceiling spotlights and obscured rear aspect window.

### Bedroom 2

3.82m x 3.75m (12' 6" x 12' 4") A front aspect double bedroom with exposed beam, radiator and built in wardrobe.

### Bedroom 3

3.81m x 2.73m (12' 6" x 8' 11") Front aspect double bedroom with exposed beam, built in wardrobe and radiator.

### Bedroom 4

3.82m x 3.26m (12' 6" x 10' 8") A further front aspect double bedroom with built in window seat, radiator and feature beam.

### Principal Bedroom

5.74m x 2.60m (18' 10" x 8' 6") (max measurements) An L shaped, front aspect double bedroom with feature beam, Sharps fitted wardrobes, traditional style radiator and wall mounted lighting. The bedroom also benefits from a reading nook, currently used for office purposes.

### Ensuite Shower Room

2.01m x 2.26m (6' 7" x 7' 5") Fitted with a three piece suite comprising shower cubicle with mains shower, WC and twin wash hand basins set on a large vanity unit with mirror over and storage below. Feature beam, contemporary vertical radiator, recessed ceiling spotlights and obscured front aspect window.

### EXTERNALLY

### Gardens and Parking

To the front of the property, there is driveway parking for two to three cars, and a walled garden, mainly laid to lawn with sandstone flagged patio and mature borders with a mix of shrubs and trees. To the rear of the property, with separate access from the side, there is a driveway leading to the integral garage, and a small courtyard area housing the oil tank and a log store. The property also benefits from an electric car charging point.

### Garage

3.81m x 5.57m (12' 6" x 18' 3") Integral garage with double doors, power, lighting and water supply. The garage also houses the central heating boiler and benefits from wall mounted shelving.

### ADDITIONAL INFORMATION

#### Tenure & EPC

The tenure is freehold.  
The EPC rating is TBC.

#### 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; Emma Harrison Financial Services – 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 & drainage. Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

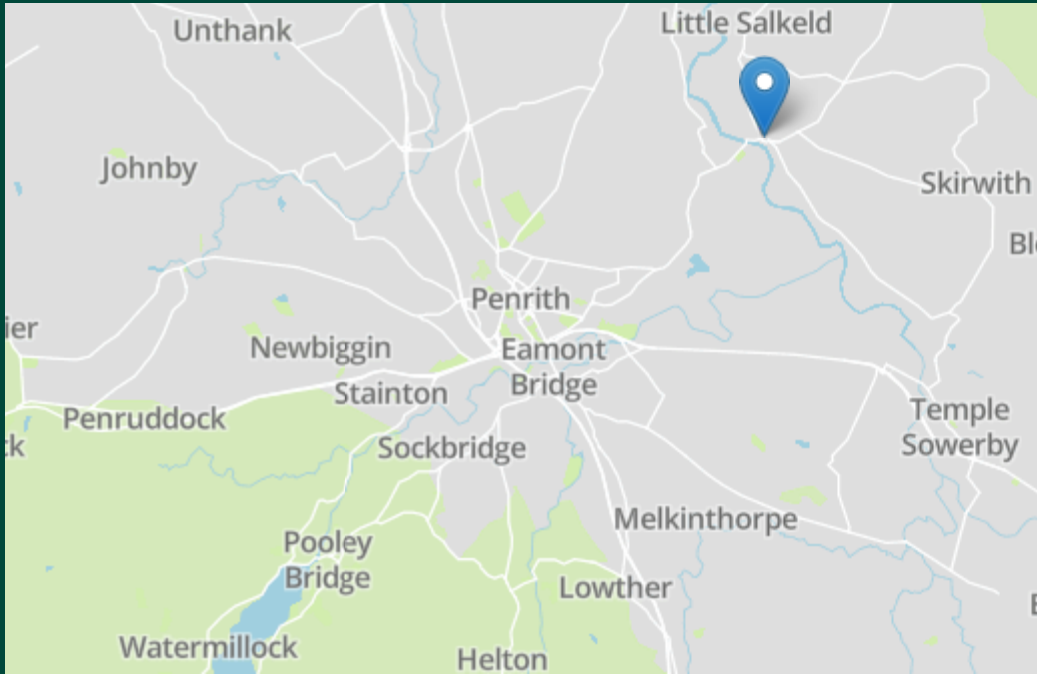
Viewing: Through our Penrith office, 01768 862135.

Directions: [What3Words - engrossed.play.fruitcake](#)

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. Take the first right hand turn and the property can be found on the left hand side.







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**Approximate total area\***

2253.86 ft<sup>2</sup>

209.39 m<sup>2</sup>

**Reduced headroom**

31.52 ft<sup>2</sup>

2.93 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

**GIRAFFE360**

**Floor 0**

**Floor 1**