

Cumbrian Properties

Inglenook, Langwathby, Penrith



Price Region £425,000

EPC-

Semi-detached | Village location
3 receptions | 4 bedrooms | 2 bathrooms
Double garage and drive | Gardens

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ INGLENOOK, LANGWATHBY, PENRITH

A beautifully presented characterful property which must be viewed in order to appreciate its charm. Located in the desirable village of Langwathby in the Eden Valley with easy commuter links to Carlisle and Penrith and with its own train station for routes heading North & South of the Country. This four bedroom, three reception room property benefits also from generous gardens and double garage.

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

Entry via wooden front door into vestibule.

VESTIBULE Door to entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, understairs pantry storage, exposed beamed ceiling and doors to snug, lounge and dining kitchen. Opening through to the utility room.



ENTRANCE HALL

LOUNGE (14'3 x 14'2) Wood framed double glazed window to the front, Inglenook fireplace with multi fuel stove, radiator and exposed beamed ceiling.



LOUNGE

SNUG (14' x 12') Wood framed double glazed window to the front, exposed beamed ceiling, multi fuel stove set on a tiled hearth, wood effect laminate flooring and radiator.

3/ INGLENOOK, LANGWATHBY, PENRITH

KITCHEN (14'3 x 11'6) Fitted kitchen incorporating wood worksurfaces, fitted oven, hob and extractor hood, tiled splashbacks, integrated dishwasher and space for free standing fridge/freezer. Tile effect flooring, radiator, wood framed double glazed window to the rear and stable door providing access out to the garden.



KITCHEN

UTILITY ROOM (8'2 x 5'3) Wood framed double glazed window to the rear, plumbing for washing machine, storage cupboards, radiator, tile effect flooring and door to shower room.

SHOWER ROOM 6' x 5' Tile effect flooring, shower cubicle, low level WC, wash hand basin over vanity unit, part tiled walls and exposed beamed ceiling.



UTILITY ROOM



SHOWER ROOM

FIRST FLOOR LANDING Spacious landing with radiator, wood frame double glazed window to the rear, loft access and doors to bedrooms, family bathroom and airing cupboard.



LANDING

4/ INGLENOOK, LANGWATHBY, PENRITH

FAMILY BATHROOM (L shaped 14'7 narrowing to 6'5 x 11'7 narrowing to 8'3)

Panelled bath, separate shower cubicle, heated towel rail, tile effect flooring, airing cupboard, radiator, low level WC, wash hand basin with storage cupboard below and two wood framed double glazed windows to the rear.



FAMILY BATHROOM

BEDROOM 1 (14'6 x 12'4) Wood framed double glazed window to the front, fitted wardrobes and radiator.

BEDROOM 2 (14'7 x 10'7) Wood framed double glazed window to the front and radiator.



BEDROOM 1



BEDROOM 2

BEDROOM 3 (11'5 x 8'7) Wood framed double glazed window to the rear and radiator.



BEDROOM 3

5/ INGLENOOK, LANGWATHBY, PENRITH

BEDROOM 4 (10'8 x 7'9) Wood framed double glazed window to the front, tile effect flooring and radiator.

CONSERVATORY (13' x 5'6) Wood framed double glazed windows to the front and side elevations, tiled flooring and wooden double doors leading out to the garden.



CONSERVATORY

GARAGE (19'7 x 18'4) Wood framed double glazed windows to the rear and side elevations, two up and over doors, loft storage, power and lighting.

OUTSIDE Double garage and driveway and generous gardens.



GARAGES / PARKING



GARDENS

6/ INGLENOOK, LANGWATHBY, PENRITH



GARDENS

TENURE To be confirmed

COUNCIL TAX To be confirmed

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.