

# PFK

Low Farm Cottage, Langwathby, Penrith, Cumbria CA10 1NB

Guide Price: £750,000





## 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 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

Nestled within a charming, well served village, this beautifully transformed former farmhouse and granary blends rustic heritage with modern family living. With five to six spacious bedrooms, this substantial residence is a harmonious fusion of traditional character and contemporary design.

From the moment you step into the welcoming entrance hall, you're led through versatile spaces that include two elegant reception rooms, a spacious utility, and a pantry that rivals the size of some kitchens. A thoughtfully designed kitchen, complete with Aga, flows seamlessly into a beautiful dining area and a sunroom flooded with natural light, perfect for relaxed gatherings, combining to make for a wonderful 'hub of the home'. Also on the ground floor, there is a further room that could serve as an office, additional bedroom, or flexible reception space, while a convenient cloakroom/WC completes the layout.

To the first floor, there are five double bedrooms, two of which are currently used as dressing rooms. The principal suite is a true retreat, featuring a luxurious ensuite shower room with a private dressing area, and access to a unique "posh loft" eaves room, ideal for extra storage or creative use.

Outdoors, this property doesn't disappoint. A detached double garage with an electric roller door provides both vehicle and pedestrian access to the garden. The beautifully landscaped gardens feature original stone steps from the former granary, which create a quaint spot for discreet storage beneath. The spacious gardens enjoy mature beds, lawn, potting shed, and summer house, and offer tranquil spaces for outdoor enjoyment. This home is an exquisite blend of character and functionality, perfect for modern family life, and set in a highly desirable village location.

## ACCOMMODATION

### Entrance Vestibule

Accessed via bespoke wooden part glazed door. With decorative coving and dado rail, terracotta tiled flooring and glazed door into the hallway.

### Hallway

A generous hallway with decorative coving, dado rail and door surrounds, stairs to the first floor with excellent understairs cupboard, oak flooring and doors leading to the living room, sitting room, dining room and the kitchen.

### Sitting Room

4.0m x 4.46m (13' 1" x 14' 8") A beautiful reception room with front aspect sliding sash window, decorative coving, dado rail and door surrounds. Gas fire set in a feature fireplace with wood surround and shelved recesses to either side, radiator, wood flooring and glazed double doors through to the living room.

### Living Room

4.5m x 6.0m (14' 9" x 19' 8") An impressive dual aspect reception room with exposed beams, decorative coving, dado rail and door surrounds. A sandstone inglenook provides a focal point and houses a gas fired wood burning stove with feature lighting, contemporary radiator, oak flooring and door to the utility room.

### Utility Room

2.7m x 4.4m (8' 10" x 14' 5") A generous utility space with cloaks area and terracotta tiled flooring. Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel, double bowl corner sink and drainer unit with mixer tap and tiled splashbacks. Space and plumbing for washing machine and tumble dryer, oil fired boiler, rear aspect window and part glazed door out to the rear, with further doors giving access into the pantry, cloakroom/WC and further reception room.

### Pantry

3.1m x 4.6m (10' 2" x 15' 1") Fitted with a large range of wall, base and full height units with complementary work surfacing in a similar finish to the units and worktops in the utility room. Space for fridge and freezer, tiled splashbacks, cloaks area, radiator, terracotta tiled flooring and front aspect window.

### Cloakroom/WC

1.4m x 2.5m (4' 7" x 8' 2") Fitted with wash hand basin and WC, cloaks area, part tiled walls, radiator, terracotta tiled flooring and obscured side aspect window. This room also has the potential to be a wetroom.

### Reception Room 3/Office/Bedroom 6

4.1m x 4.4m (13' 5" x 14' 5") A versatile dual aspect room with radiator, previously used as an office/study, offers potential to be an additional bedroom or further reception space if required.

### Kitchen/Dining Room

Most certainly the heart of the home, this wonderful open plan room runs from front to back of the property, with oak flooring throughout, and is a perfect fit for socialising and family time.

### Kitchen Area

3.27m x 6.36m (10' 9" x 20' 10") Fitted with a bespoke Richardsons kitchen (local firm), incorporating a beautiful range of wall, base and full height units, open shelving, glass fronted display cabinets and matching breakfast bar. Complementary, contemporary work surfacing and upstands incorporating a 1.5 bowl cream sink and drainer unit with mixer tap and tiled splashbacks. Freestanding forest green oil fired Aga and integrated Neff appliances, including eye level double oven, induction hob with downdraft cooker hood, dishwasher and full height fridge. Feature lighting, open access into the sun room, Velux window and large, twin sash windows overlooking the rear garden.

### Dining Area

3.98m x 4.63m (13' 1" x 15' 2") A small step leads down to the dining area, which enjoys a stylish design with exposed beams, decorative coving and dado rail. Gas fire in a contemporary stone and wood surround, recessed ceiling spotlights, radiators, dual aspect sash windows and door leading into the hallway.

### Sunroom

3.7m x 5.1m (12' 2" x 16' 9") A delightful room, glazed to three sides with vaulted ceiling, Velux windows, engineered oak flooring and UPVC patio doors out to the rear gardens.

## FIRST FLOOR

### Landing

With feature arched window at half landing level, the landing has decorative coving and dado rail, two radiators and engineered oak flooring. Double fronted storage cupboard/wardrobe with a further single cupboard and doors leading to the first floor rooms.

### Family Bathroom

3.01m x 2.92m (9' 11" x 9' 7") A dual aspect room, fitted with a three piece suite comprising WC, wash hand basin and P shaped bath with mains shower over. Shelved cupboard housing the hot water cylinder, radiator, recessed ceiling spotlights, part tiled walls and tiled flooring.

### Bedroom 2

4.6m x 3.7m (15' 1" x 12' 2") A dual aspect double bedroom with exposed beam, decorative coving, dado rail and door surround, radiator.

### Bedroom 3

3.19m x 4.66m (10' 6" x 15' 3") A generous, front aspect double bedroom with exposed beam, radiator, decorative coving, dado rail and door surround.

### Bedroom 4

2.96m x 3.46m (9' 9" x 11' 4") Currently in use as a dressing room. A front aspect room with a range of bespoke fitted wardrobes, open shelving and dressing table, exposed beam, radiator, decorative coving, dado rail and door surround.

### Bedroom 5

3.29m x 3.37m (10' 10" x 11' 1") A front aspect room with decorative coving, radiator and exposed beam, currently in use as a dressing room.

### Shower Room

2.70m x 2.48m (8' 10" x 8' 2") Fitted with a three piece suite comprising walk in shower cubicle with mains shower, concealed cistern WC and wash hand basin set in a large vanity unit. Exposed beam and decorative coving, part tiled walls and tiled flooring, recessed ceiling spotlights, radiator and extractor fan.

### Bedroom 1 - Principal Suite

4.78m x 4.38m (15' 8" x 14' 4") A beautiful front aspect bedroom with twin front aspect windows and additional Velux window, decorative coving, two radiators and recessed ceiling spotlights. Doors leading to a generous eaves storage room and to an ensuite dressing room.

### Eaves Storage Room

5.62m x 2.23m (18' 5" x 7' 4") A generous and versatile room with radiator and Velux window.

### Ensuite Dressing Room

2.73m x 2.54m (8' 11" x 8' 4") The dressing room area is fitted with a superb range of bespoke fitted units from Richardsons, decorative coving and recessed ceiling spotlights, radiator and obscured side aspect window.

The ensuite is fitted with a beautiful three piece suite comprising generous, tiled walk in shower cubicle with mains shower, concealed cistern WC and stylish wash hand basin set on an attractive vanity unit with feature lighting. Vertical heated towel rail, extractor fan, recessed ceiling spotlights, tiled flooring and obscured rear aspect window.

## EXTERNALLY

### Gardens and Parking

To the front of the property, gated access leads to a block paved driveway with ample offroad parking and leading to the double garage, with a paved pathway leading to the front door. The attractive, enclosed front garden enjoys an array of established shrubs, trees, rhododendrons and hedging, with gated access leading around to the rear. To the side of the property, there is a large area of patio with potting shed, raised beds and hedgerow offering an excellent degree of privacy, and providing an ideal space for entertaining. To the rear, there is a large lawned area with a beautiful array of established hedgerow, shrubbery, trees and flower beds. A further patio lies to the rear, overlooked by an attractive summerhouse, all making the perfect tranquil space for outdoor dining. To the other side of the property, there is a pedestrian gate out to the front with the old stone steps still in place that were part of the original granary, with a discreet area below for refuse bin storage.

### Garage

5.14m x 6.27m (16' 10" x 20' 7") A double garage with electric roller door, wall and base storage units, tiled flooring and additional pedestrian door leading into the patio garden.

## ADDITIONAL INFORMATION

### PID Disclosure

Estate Agency Act 1979 Please be advised the seller is related to an employee of PFK Estate Agents.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### 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. The three fires within the property are fuelled by Calor gas bottles. 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 E

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - agents.pokes.blanked

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. Proceed along the road and pass the 'Nisa Local' store, the property is a short distance along on the right hand side.





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>		<b>68</b>
(39-54)	<b>E</b>	<b>42</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**PFK**

Approximate total area<sup>(1)</sup>  
3698.72 ft<sup>2</sup>  
343.62 m<sup>2</sup>

Reduced headroom  
73.94 ft<sup>2</sup>  
6.87 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 1 Building 1



Floor 0 Building 1



Floor 0 Building 2