

# PFK

The Nook, Eden Straights, Langwathby, Penrith, Cumbria CA10 1LW

Guide Price: £475,000







PEK

## LOCATION

Langwathby is a popular 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 approximately 1 mile away. 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

The Nook is an inviting, four-bedroom, detached bungalow nestled within the serene surroundings of Eden Straights cul-de-sac, conveniently located close to Langwathby's charming village green. Boasting an easily maintained garden and a delightful terrace, this residence offers ample accommodation with outdoor space for entertaining.

Approached by double gates to a generous parking area and double garage with electric door and hard standing area. The accommodation briefly provides entrance hallway, cloakroom/WC, living room, modern, fitted dining kitchen, utility room, sun room, four bedrooms - one with en-suite and an additional bathroom.

Viewing is advised to truly appreciate the size of the property.

## ACCOMMODATION

### Entrance Hallway

L-shaped entrance hallway approached by a double glazed entrance door and providing radiator with cover, coving to ceiling and cloaks/storage cupboard.

### Cloakroom/WC

Fitted with two piece suite providing WC and wash hand basin. Timber panelled walls and ceiling.

### Living Room

3.89m x 5.51m (12' 9" x 18' 1") Feature open fireplace with hearth and mantel surround. Coving to ceiling and two radiators. Double glazed door providing access to the garden.

### Dining Kitchen

3.35m x 4.19m (11' 0" x 13' 9") Modern, fitted dining kitchen providing wall, base and drawer units with 1.5 stainless steel sink with glass sliding covers, waste disposal and boiling tap. Integrated appliances to include: halogen induction hob with extractor over, double oven, microwave, warming drawer, dishwasher and wine fridge/cooler. Double housing with power and filtered water supply for large American style fridge freezer. Double glazed window.

### Utility/Boot Room

1.91m x 1.68m (6' 3" x 5' 6") Situated off the hallway and providing single drainer sink unit, wall and base cupboards, space/plumbing and drainage for washing machine and venting for tumble dryer. Part wall tiling and half timber panelled wall. Door providing access into:-

### Sun Room

1.49m x 3.34m (4' 11" x 10' 11") Double glazed windows, stone floor and door providing access to the rear of the bungalow.

### Inner Hall

Providing access to Bedroom 1 and Bathroom. Storage cupboard.

### Bedroom 1

3.24m x 3.63m (10' 8" x 11' 11") Fitted furniture to include wardrobes, drawers and overhead storage. Heated ladder rail and double glazed patio door to the garden.

### Bathroom

1.93m x 2.65m (6' 4" x 8' 8") With white, three piece suite comprising jacuzzi/spa bath with shower over, vanity wash hand basin with cupboard beneath and WC. Tiled walls, panelled ceiling, two double glazed windows and mirrored wall heater.

### Bedroom 2 with En Suite

### Bedroom 2

3.26m x 4.87m (10' 8" x 16' 0") to include door recess. Double bedroom with radiator, double glazed window and providing loft access.

### En Suite

2.09m x 1.18m (6' 10" x 3' 10") Two piece suite comprising walk-in shower/steam room and vanity wash hand basin. Part panelled walls, dado rail and wall mirror with integrated light.



### Bedroom 3

3.67m x 3.49m (12' 0" x 11' 5") Providing radiator, double glazed window and built in wardrobes/storage.

### Bedroom 4/Office

2.58m x 2.32m (8' 6" x 7' 7") Currently used as an office and providing radiator, built in storage cupboard and double glazed window.

## EXTERNALLY

### Gardens & Parking

The property is approached through double, vehicular access gates to a large parking area with double garage and electric vehicle charging point. There is also an additional hard standing area and garden/seating area. A pathway with lawned and stocked garden area provides access to the main entrance and also to the side garden plus an additional pathway to the rear of the property houses the oil tank and gives gated access to the side garden. To the side of the property is an Astro turf garden/terrace ideal for alfresco dining with seating areas and raised terraces - one with view. There is also a pond and pedestrian access through a gate to the front of the property.

### Double Garage with Electric Vehicle Charging Point

Large double garage with wide electric doors, power, light, side pedestrian access door, 16 amp socket and electric vehicular charging point.

## ADDITIONAL INFORMATION

### 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; 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. Oil central heating and double glazing installed. 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 D

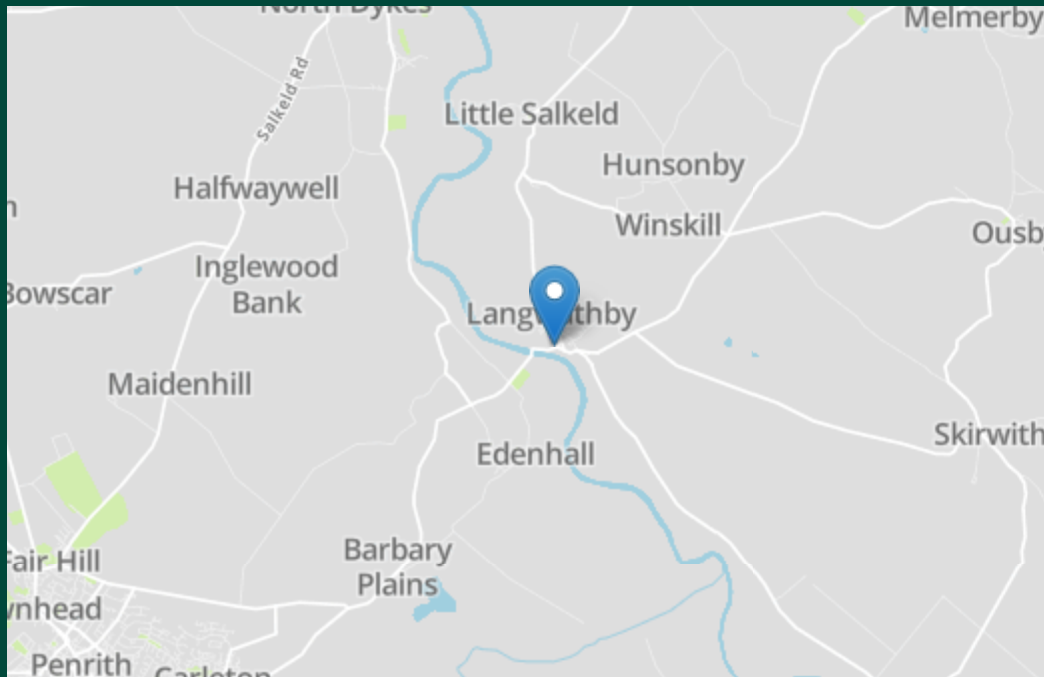
Viewing: Through our Penrith office, 01768 862135.

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 to the village of Langwathby. Take the first turn on the left hand side and first left again into Eden Straights cul de sac, then follow the road round to the left and the property is located at the bottom of the road.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	