

Cumbrian Properties

4 Eden Garth, Langwathby



Price Region £495,000

EPC-D

Executive detached | Village location
2 receptions | 4 bedrooms | 2 bathrooms
Gardens | Drive and integral garage | No onward chain

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2/ 4 EDEN GARTH, LANGWATHBY, PENRITH

Nestled in the heart of the charming village of Langwathby, this impressive executive-style detached home offers a perfect blend of space, comfort, and modern living. Thoughtfully designed and beautifully presented, the property provides generous and well-proportioned accommodation throughout, ideal for family life or those seeking additional space to work from home and is sold with the benefit of no onward chain. On entering, you're welcomed into a spacious entrance hall that sets the tone for the rest of the property. A convenient cloakroom and a dedicated study make this home as practical as it is stylish. The inviting lounge provides a relaxing retreat, while the stunning open plan dining kitchen forms the heart of the home—perfect for entertaining or enjoying family meals. A separate utility room offers additional functionality and storage. Upstairs, the property boasts four generously sized double bedrooms, including a luxurious master suite with a private en-suite shower room. A four-piece family bathroom serves the remaining bedrooms, offering both a bath and a separate shower. Outside, the home is complemented by easily maintained gardens, providing the perfect balance of outdoor space without the upkeep. A private driveway offers ample off-street parking and leads to an integral garage for added convenience. This superb home offers rural village living with excellent amenities nearby—an ideal choice for families and professionals alike.

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

Covered entrance with part glazed door into entrance hall.

ENTRANCE HALL Double glazed circular window to the side, solid wood flooring, coving to the ceiling, oak staircase to the first floor with storage cupboard below housing the controls for the ground floor under floor heating system. Doors to rooms.



ENTRANCE HALL

CLOAKROOM Two piece white suite comprising WC and pedestal wash hand basin with splashback. Extractor fan, dado rail and solid wood flooring.

STUDY (8' x 6') Double glazed window to the front and coving to ceiling.

LOUNGE (17' x 13') Feature stone fireplace housing an inset LPG living flame effect fire, double glazed patio doors to each side of the fire leading out to a paved terrace, coving to the ceiling, double glazed windows to the front and rear, and solid oak flooring.

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LOUNGE

DINING KITCHEN (12'10 x 10' plus 19' x 9')

KITCHEN AREA A range of wall, base and larder units with complementary granite worksurfaces incorporating a central island unit and a one and a half bowl stainless steel sink unit. Integrated dishwasher, built-in microwave, freestanding dual fuel Range cooker with five ring LPG hob, complementary black glass splashback and stainless steel chimney hood above. Halogen downlighters, tiled floor and double glazed window to the side.

DINING AREA Double glazed window to the rear and coving to the ceiling.



DINING KITCHEN

INNER LOBBY Accessed from the main entrance hall with steps leading down to the integral garage and door to utility room.

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UTILITY ROOM A range of wall and base units with worksurfaces incorporating a single bowl stainless steel sink unit with tiled splashbacks. Oil fired central heating boiler, part glazed stable style door to the side, extractor fan and built-in cloaks cupboard.



UTILITY ROOM

FIRST FLOOR LANDING Spacious area with coving to the ceiling, radiator, two double glazed windows to the front, airing cupboard housing the hot water cylinder, built-in three door storage cupboard, coving to the ceiling and doors to rooms.



LANDING

MASTER BEDROOM (17'10 x 13' max including built in wardrobes) Double glazed window to the front with views over the village towards the countryside. Radiator, two built-in double wardrobes, TV point and door to en-suite shower room.



MASTER BEDROOM

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EN-SUITE SHOWER ROOM Three piece suite comprising WC, pedestal wash hand basin and double width tiled shower cubicle. Double glazed window to the rear, ladder style radiator and extractor fan.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12' max x 10') Double panel radiator and double glazed window to rear.



BEDROOM 2

BEDROOM 3 (17' x 9'10') Three double glazed windows to the side, double panel radiator, loft access and recessed double wardrobe.



BEDROOM 3

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FAMILY BATHROOM (11' x 9') White four piece suite comprising double ended bath with chrome mixer tap, WC, pedestal wash hand basin and tiled shower cubicle. Wood panelling to dado height, chrome towel rail radiator, extractor fan, halogen downlighters and double glazed window to the side.



FAMILY BATHROOM

BEDROOM 4 (17'10 x 11') Open to the apex with a dormer style double glazed window to the front with views over the village. TV point and double panel radiator.



BEDROOM 4

OUTSIDE The property is approached via a block paved driveway providing parking for two/three cars and giving access to the integral garage. A footpath extends along the side of the property to the rear where there is access to the oil storage tank and a lawn arranged over two levels which extends around to the rear of the property with a raised gravelled area, and to the side with a block paved terrace and feature circular patio. It may be possible to purchase a further area of land to use as a garden (please enquire at our office).

INTEGRAL GARAGE (18' x 11') Up and over timber door, door to the rear, power points, lighting and cold water supply.

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GARDENS

DIRECTIONS From Penrith take the A686 for approximately 5 miles, cross over the River Eden and proceed up the hill continuing straight on passing the Shepherds Inn on the left. Take the second turning on the left into Back Lane and then second right in to Eden Garth. Number 4 is located in the top right hand corner of the cul-de-sac.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band F.

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.

EPC GRAPH TO
FOLLOW

