

PFK

Hillcrest, Salkeld Road, Langwathby, Penrith CA10 1ND

Guide Price: £450,000



**For Illustrative
Purposes Only -
Not to Scale**



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

An opportunity to acquire an excellent 2 bed detached bungalow, built in 1993 and offering well maintained accommodation with ample potential for new owners to put their own stamp on this super home. The property is set within generous wraparound gardens providing a delightful setting, also benefitting from ample parking space for several vehicles. The accommodation briefly comprises: entrance hall with excellent storage and airing cupboards, spacious and light front aspect living room, rear aspect kitchen/dining room, utility room, two well proportioned bedrooms, a family bathroom and an integral garage for added convenience.

In addition to the main property, the sale includes two adjacent fields covering just over 6 acres. These fields house two former chicken sheds, which offer valuable additional storage space or scope for further uses. This property, with its substantial grounds and outbuildings, offers much potential and is located in a desirable area, perfect for those seeking a balance of rural living with modern convenience.

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC door with obscured glazed side panel. A spacious entrance hall with radiator, generous shelved airing cupboard housing the hot water cylinder, and doors giving access to all rooms.

Living Room

5.33m x 4.00m (17' 6" x 13' 1") (max measurements) A spacious front aspect reception room with attractive brick fireplace with feature recesses, tiled hearth and wood mantel with an open fire, radiator and large picture window overlooking the garden. Please note an electric fire is currently in place in front of the open fire.

Kitchen/Diner

4.42m x 3.56m (14' 6" x 11' 8") Fitted with an excellent range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for fridge freezer and freestanding cooker with extractor over, ample space for dining furniture, radiator, rear aspect window with open views and door into the utility room.

Utility Room

3.00m x 2.00m (9' 10" x 6' 7") Fitted with base units with complementary work surfacing over, incorporating stainless steel sink and drainer and tiled splashbacks. Space for under counter washing machine, side aspect window, door to the integral garage and part glazed UPVC door out to the rear.

Bedroom 1

3.27m x 4.50m (10' 9" x 14' 9") A front aspect double bedroom with radiator, and built in wardrobes with hanging and shelving.

Bedroom 2

3.21m x 4.56m (10' 6" x 15' 0") A rear aspect double bedroom enjoying an open outlook over the field. With radiator and built in wardrobes with hanging and shelving.

Bathroom

2.96m x 1.82m (9' 9" x 6' 0") Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC. Part tiled walls, door leading into the shelved area to the rear of the airing cupboard, radiator, wall mounted heater, extractor fan and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property there is driveway parking for several cars leading to the integral garage and generous enclosed gardens, mainly laid to lawn with flower bed and a footpath leading around the entirety of the property. The lawns continue around either side of the property to the rear where there is a gate giving access into accompanying fields/paddock.

Garage

3.00m x 5.54m (9' 10" x 18' 2") With electric up and over door, power, lighting and water, loft access hatch, central heating boiler and side aspect window.

Additional Land

The property also benefits from two fields totalling circa 6.3 acres, previously used for agricultural purposes, and these are included within the sale. There are currently two former, substantial chicken sheds on one of the fields, one of which is vacant with the other currently being used for storage purposes.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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 : Naphthens 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 C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - sleep.husky.birthing

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. Continue around to the left and proceed along Salkeld Road with the school on the left and the property can be found after a row of semi detached properties, set back off the road on the right hand side.





PFK



Approximate total area⁽¹⁾
1155.4 ft²
107.34 m²

(1) Excluding balconies and terraces

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small>		
England, Scotland & Wales		