

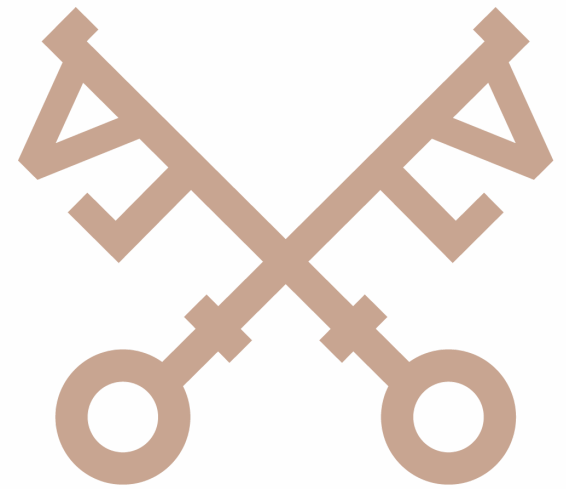


Powleys Garth  
Langwathby

 **lunevalley**  
ESTATES.



## POWLEYS GARTH, LANGWATHBY



Tucked away within a peaceful cul-de-sac in the heart of Langwathby, this is the kind of house that quietly impresses before you've even found the kettle. Solid, handsome and built to last, it sits comfortably within one of the Eden Valley's most sought-after villages, offering space, flexibility and a layout that seems to understand family life better than most. From the moment you step inside, the sense of scale becomes clear. The central hallway rises upwards through the house, galleried to the floors above and instantly setting the tone: this is no ordinary family home. Rooms lead off with purpose rather than apology, creating a natural flow that works just as well for busy mornings as it does for relaxed evenings.

At the heart of the house sits the kitchen diner, generous in size and unapologetically sociable. With modern units, granite work surfaces, integrated appliances and an oil-powered AGA range cooker taking centre stage, this is a kitchen that expects to be used properly. It flows beautifully into the sunroom beyond – a bright, uplifting space that feels like a reward at the end of the day and opens out onto the rear decking for warmer months, morning coffees or the odd smug glass of wine.









*Take a closer look...*



Property Type:

*Detached*

*House*

Square Footage:

*2959 sqft*

Council Tax Band:

*E*

EPC Rating:

*D*

Tenure

*Freehold*





# Why Langwathby?

LANGWATHBY ITSELF IS ONE OF THOSE VILLAGES PEOPLE TALK ABOUT WISTFULLY ONCE THEY'VE LEFT. SITTING ON THE HISTORIC SETTLE TO CARLISLE RAILWAY LINE, IT OFFERS A THRIVING COMMUNITY CENTRED AROUND ITS PICTURESQUE GREEN, WITH A NURSERY, PRIMARY SCHOOL, VILLAGE SHOP AND WELL-LOVED PUB ALL WITHIN EASY REACH. PENRITH IS LESS THAN TEN MINUTES AWAY FOR LARGER SHOPS AND TRANSPORT LINKS, WHILE THE NORTH PENNINES AREA OF OUTSTANDING NATURAL BEAUTY AND THE LAKE DISTRICT ARE BOTH CLOSE ENOUGH FOR SPONTANEOUS ADVENTURES.

*Powleys Garth, Langwathby*



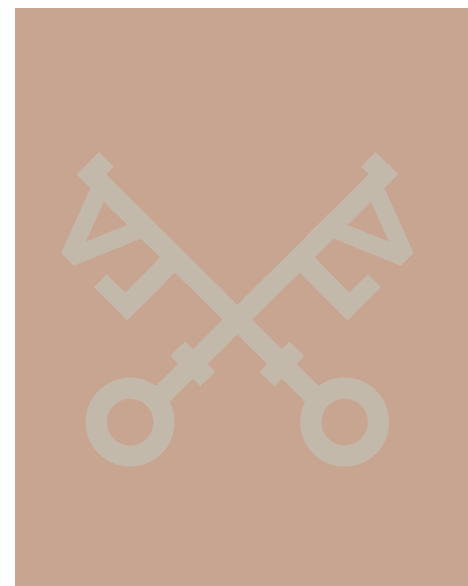




OUTSIDE, THE GARDENS ARE INTENTIONALLY LOW MAINTENANCE, LEAVING MORE TIME TO ENJOY VILLAGE LIFE RATHER THAN MOWING IT. A DECKED AREA SITS NEATLY TO THE REAR OF THE SUNROOM, WHILE AMPLE OFF-ROAD PARKING IS COMPLEMENTED BY A SUBSTANTIAL DETACHED DOUBLE GARAGE AND WORKSHOP, COMPLETE WITH MEZZANINE STORAGE ABOVE — PERFECT FOR HOBBIES, PROJECTS, OR SIMPLY HIDING THINGS YOU'RE NOT READY TO PART WITH.



















Zzz...o\_o\_o









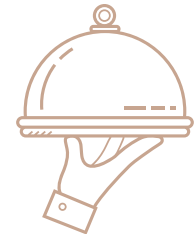
# WHERE CAN I FIND...



The Closest Schools?  
Langwathby CofE Primary - 5  
Minute Walk



The Local Shop?  
Nisa Local - 3 Minute Walk



A Delicious Meal?  
The Highland Drove Inn - 8  
Minute Drive



Somewhere Nice to Walk  
the Dog?  
Miles of endless rambling  
right on your doorstep!



A Refreshing Pint?  
The Sheperds Inn - 5 Minute  
Walk

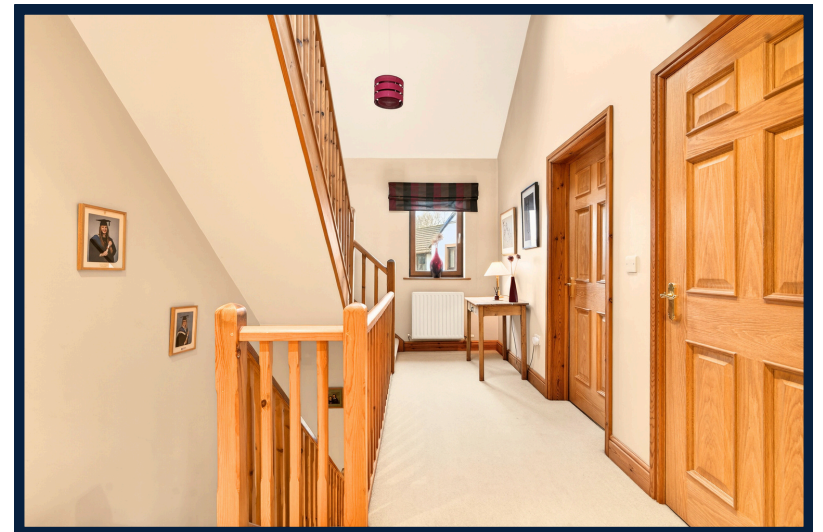


Closest Transport Links  
Bus - Langwathby Rail Station  
- 5 Minute Walk  
Rail - Langwathby - 5 Minute  
Walk

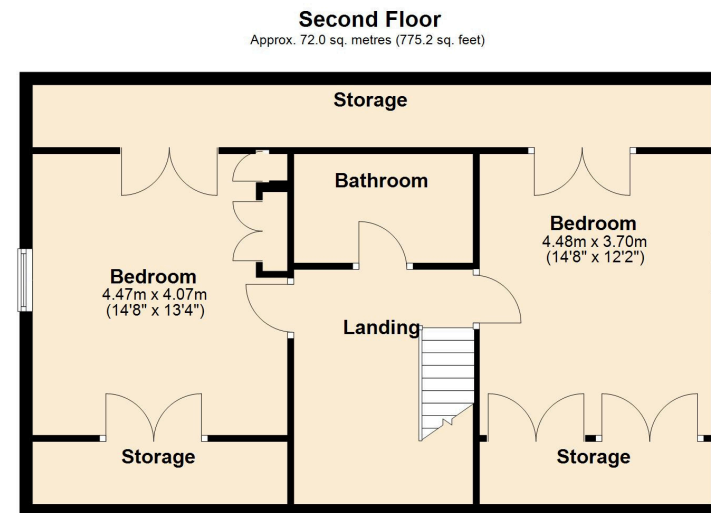
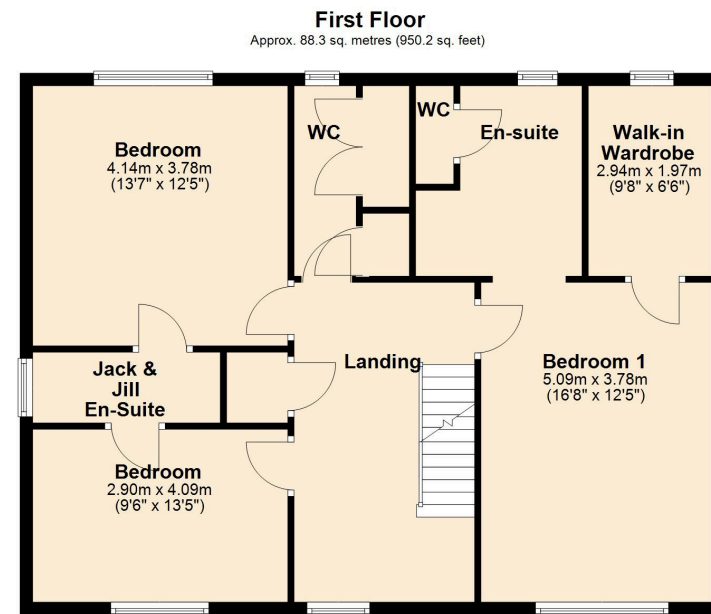
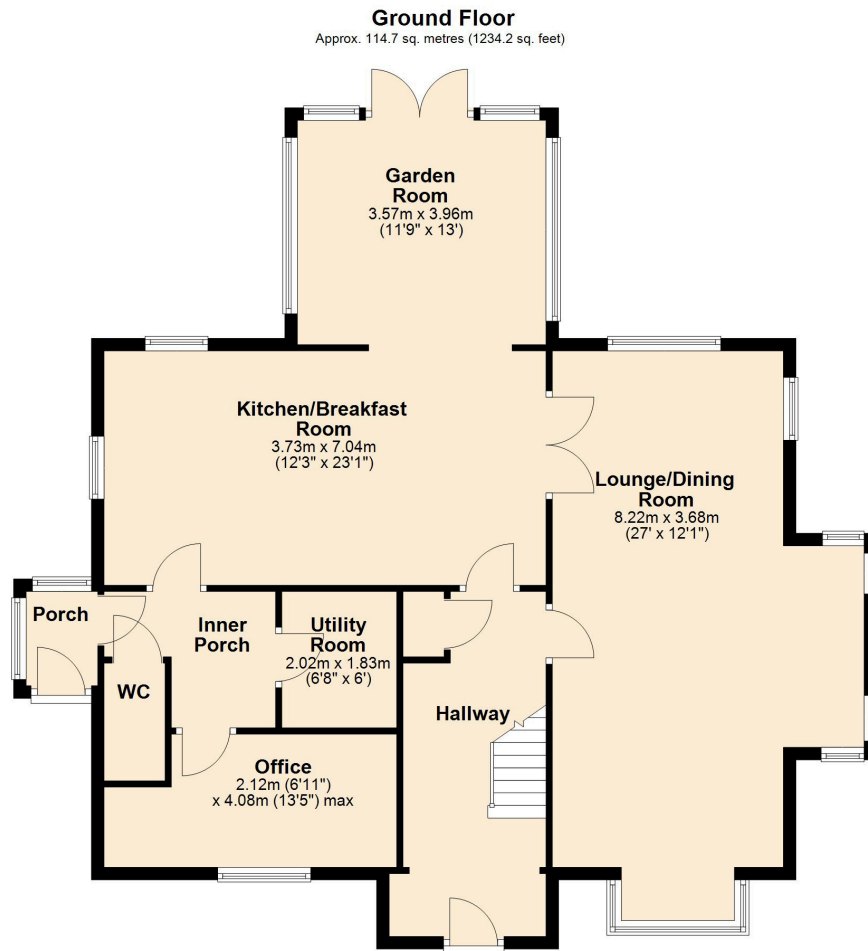




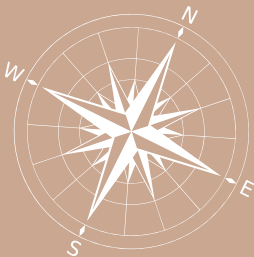








Total area: approx. 275.0 sq. metres (2959.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# Powleys Garth Langwathby

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