

Cumbrian Properties

6 Meadowside, Langwathby



Price Region £157,500

EPC-

Mid terraced property | 70% shared ownership
1 reception | 2 bedrooms | 1 bathroom
Gardens | Fabulous countryside views

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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Sold through the 70% Shared Ownership Scheme with Eden Housing, a two double bedroom mid-terraced property benefiting from fabulous views to the rear across the countryside towards the fells. The double glazed and oil central heated accommodation briefly comprises entrance hall, cloakroom, dining kitchen and lounge with door opening onto the decked area with steps leading down to the rear garden. To the first floor are two double bedrooms and bathroom. Low maintenance front garden, lawned rear garden and two allocated parking spaces to the front of No. 7.

Local Occupancy restrictions apply – for further details please contact our Penrith office. Langwathby offers a wide variety of local amenities including school, public house, village hall & Post Office. Penrith and the Lake District National Park are just over 5 and 7 miles respectively, and railway station on the settle to Carlisle line.

The accommodation with approximate measurements briefly comprises:

Composite door into entrance hall.

ENTRANCE HALL UPVC double glazed privacy window to the side, staircase to the first floor, radiator and understairs storage cupboard. Doors to cloakroom, dining kitchen and lounge.

CLOAKROOM Two piece suite comprising low level WC and wash hand basin. Radiator.

DINING KITCHEN (13'3 max x 10' max) Fitted kitchen with complementary worksurfaces, upstands and a one and a half bowl stainless steel sink with mixer tap, four ring electric hob with splashback and extractor hood above and oven below, plumbing for washing machine, space for fridge freezer. Worcester oil boiler, tiled flooring, radiator and double glazed window to the rear with fabulous views across the fields to the distant fells.



DINING KITCHEN

LOUNGE (17'7 max to French door x 11'7) Double glazed window to the front, radiator and UPVC double glazed French door with window to the side leading onto a decked area with balcony and steps leading down to the rear garden. The lounge enjoys fabulous views across the fields to the fells.

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LOUNGE

FIRST FLOOR

LANDING Loft access, double glazed window, storage cupboards and doors to bedrooms and bathroom.

BEDROOM 1 (13'5 max x 12'6 max) Double glazed window with fabulous views across the open countryside towards the fells. Radiator.



BEDROOM 1

BEDROOM 2 (12'4 x 9'6) Double glazed window with lovely views. Radiator.

BATHROOM (7' x 6'5) Three piece suite comprising shower over panelled bath, low level WC and pedestal wash hand basin. Radiator, tiled flooring and double glazed frosted window.



BATHROOM

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OUTSIDE To the front of the property is a low maintenance stone chipped garden and two allocated parking spaces located to the front of No.7. Decked area to the rear of the property with steps leading down to a flagged patio area, lawned garden, oil tank and garden shed – all benefitting from the beautiful views across the open countryside towards the fells.



VIEW TO THE REAR

DIRECTIONS From Penrith take the A686 for approximately 5 miles to Langwathby. Upon entering the village turn left immediately before the Shepherds Inn public house, follow the road around the village green heading in the direction of Little Salkeld. After passing the primary school take the next turning left into The Meadows and then the first turning right which extends through to Meadowside. No.6 can be identified by our for sale board.

TENURE We are informed the tenure is Leasehold – 99 years from 2007. 70% Shared Ownership with Eden Housing with a £150.19 payment for rental per calendar month.

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

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 TO FOLLOW