

PFK

2 Powleys Garth, Langwathby, Penrith, Cumbria CA10 1NS

Guide Price: £375,000





PHIL

LOCATION

Langwathby village offers an excellent range of amenities including a nursery, preschool 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. 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 reach.

PROPERTY DESCRIPTION

2 Powleys Garth, built in 2003 by its current owners, is an impressive 4 bed detached family home which combines modern comfort with timeless appeal. The property boasts a spacious driveway, perfect for multiple vehicles, and a charming courtyard garden that provides a private outdoor retreat. Ideal for family living, the thoughtful design and ample space of the property, make it both welcoming and functional - a place you'll love to call home.

Internally accommodation briefly comprises an attractive lounge with gas stove and large bay window, large open plan kitchen/diner with patio doors to the rear garden, utility room and cloakroom/WC to the ground floor. To the first floor there are 3 double bedrooms, one with ensuite and a family bathroom, with a further double bedroom and ensuite shower room to the second floor.

Externally the property benefits from driveway parking for up to 4 vehicles, car port, large fully insulated shed, courtyard style garden with patio, raised beds and feature stone wall.

ACCOMMODATION

Entrance Hall

Accessed via part glazed front door with glazed side panel. With decorative coving, stairs to the first floor with understairs storage cupboard, radiator, recessed ceiling spotlights and doors to the ground floor rooms.

Cloakroom/WC

Fitted with wash hand basin, WC, radiator and obscured front aspect window.

Lounge

4.16m x 3.57m (13' 8" x 11' 9") A generous front aspect reception room with large bay window, gas stove on an attractive hearth with wood mantel, radiator.

Dining Area

3.67m x 3.68m (12' 0" x 12' 1") With decorative coving, ample space for a large dining table and additional lounge furniture, point for wall mounted TV, radiator, side aspect window, sliding doors out to the rear patio area and open arched access into the kitchen.

Kitchen

3.57m x 3.68m (11' 9" x 12' 1") Fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated fridge freezer and dishwasher, and large freestanding gas range cooker with extractor fan over. Decorative coving and recessed ceiling spotlights, rear aspect window and part glazed door into the utility room.

Utility Room

1.56m x 3.81m (5' 1" x 12' 6") Glazed to three sides with part glazed door out to the rear garden. Fitted with base units with complementary work surfacing matching the kitchen, with plumbing for under counter washing machine, radiator and recessed ceiling spotlights.

FIRST FLOOR

Landing

With decorative coving, stairs to the second floor, radiator, side aspect window at half landing level and doors giving access to the first floor rooms.

Principal Bedroom

4.12m x 3.55m (13' 6" x 11' 8") A generous, front aspect double bedroom with radiator and door to the ensuite.

Ensuite Shower Room

2.57m x 1.57m (8' 5" x 5' 2") Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin set on a vanity unit. Storage cupboard, vertical heated towel rail, recessed ceiling spotlights and obscured side aspect window.

Bedroom 2

3.57m x 2.72m (11' 9" x 8' 11") A rear aspect double bedroom with decorative coving and radiator.

Bedroom 4

3.70m x 2.73m (12' 2" x 8' 11") A rear aspect double bedroom, with decorative coving and radiator, currently utilised as an office.

Family Bathroom

3.11m x 1.93m (10' 2" x 6' 4") Fitted with a three piece suite comprising concealed cistern WC set in a surround with storage cupboards, panelled bath with mains shower over, and wash hand basin set in a vanity unit with generous storage space. Decorative coving and recessed ceiling spotlights, part tiled walls, vertical heated towel rail and obscured front aspect window.

SECOND FLOOR

Landing

With eaves storage cupboards, Velux window and door giving access to bedroom 3.

Bedroom 3

3.32m x 3.54m (10' 11" x 11' 7") A spacious double bedroom with eaves storage cupboard, point for wall mounted TV, recessed ceiling spotlights, radiator, twin Velux windows and open access into an ensuite shower room.

Bedroom 3 - Ensuite Shower Room

1.51m x 2.20m (4' 11" x 7' 3") Fitted with a three piece suite comprising shower cubicle with mains shower, WC and wash hand basin, recessed ceiling spotlights and obscured side aspect window.

EXTERNALLY

Gardens and Parking

Access to the property is by way of a vehicular and pedestrian right of way over the front of number 3 Powleys Garth. To the front of the property, there is a large driveway providing offroad parking for up to four cars and also a useful carport. To the side of the carport there is a spacious, fully insulated wooden shed with doors to either end, large window and benefitting from power, water and satellite TV connection. To the rear, there is an attractive private walled garden, a mix of patio seating and gravelled areas, with raised beds and hot and cold taps.

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 : Napthens 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 and drainage. Oil fired central heating and double glazing installed throughout with Calor gas used for the stove in the lounge and the range cooker in the kitchen. Broadband and Sky TV connections 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.

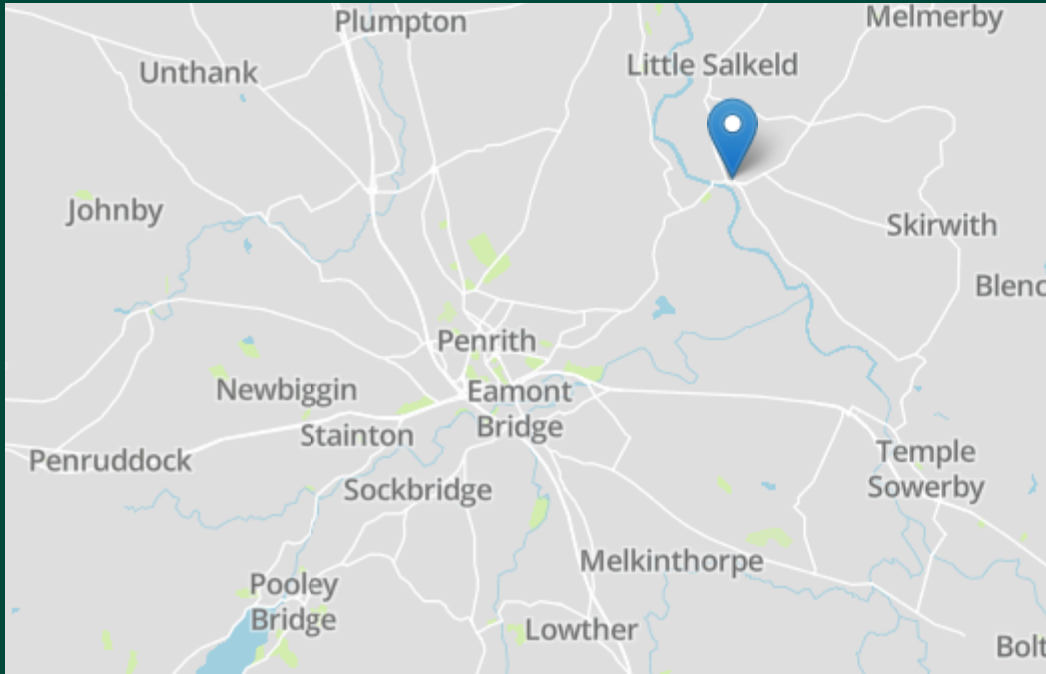
Council Tax: Band D

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 on this road through the village passing The Shepherds Inn. As the road bends round to the left take the first turn on the left onto 'Back Lane'. The entrance to Powleys Garth is on the left and number 2 can be found in the top left corner.

What3words: secures.knocking.lengthen





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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Approximate total area⁽¹⁾
 1407.49 ft²
 130.76 m²

Reduced headroom
 70.41 ft²
 6.54 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

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