

PFK

Church Cottage, Langwathby, Penrith, Cumbria CA10 1LW

Guide Price: £300,000





PEK

LOCATION

Langwathby village offers 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. 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

Church Cottage is a quaint and picturesque residence nestled just off the village green in the charming village of Langwathby. The cottage exudes charm and character, with a contemporary interior, and currently operates as an Airbnb.

As you step inside Church Cottage, you are greeted by a warm and inviting atmosphere. The interior is adorned with exposed beams, creating a cosy ambiance. The decor is tasteful and in keeping with the cottage's rustic charm and the living spaces are designed for comfort and relaxation, with a snug sitting room, and a well equipped dining kitchen with modern amenities yet retaining its traditional country feel.

Upstairs, there are two double bedrooms and a bathroom. From the windows, guests can enjoy views to the neighbouring church and village green.

Outside, the well stocked cottage garden provides areas for al fresco dining or simply soaking up the peaceful ambiance and there is also the benefit of off road parking.

Overall, Church Cottage is a delightful retreat where guests can escape the hustle and bustle of modern life and immerse themselves in the timeless charm of rural England. With its enchanting ambiance and idyllic setting, it's the perfect destination for a relaxing getaway.

ACCOMMODATION

Portico

Open porchway leading to the main entrance door.

GROUND FLOOR

Sitting Room

3.62m x 3.50m (11' 11" x 11' 6") max. Reception room with feature fireplace housing log burning stove with mantel over. Exposed beams, window overlooking the village green and part timber panelled wall.

Dining Kitchen

5.68m x 3.62m (18' 8" x 11' 11") Modern and contemporary kitchen fitted with base units and drawers with work surface over. Central island incorporating Belfast sink unit and dining space. Rangemaster oven with hob and extractor, space for washing machine, part timber panelled wall with matching doors providing access to storage area and housing for the Warmflow heating boiler. Exposed beam, radiator, recessed lighting and windows to both sides - allowing natural lighting and with one aspect enjoying the view to the church next door.

FIRST FLOOR

Landing

Radiator and window with aspect onto the church.

Bedroom 1

3.67m x 2.60m (12' 0" x 8' 6") Radiator, part timber panelled wall, apex ceiling with exposed beams, and windows to both elevations enjoying aspects of the village green and church.

Bedroom 2

3.64m x 4.17m (11' 11" x 13' 8") max. Radiator, part timber panelled wall, apex ceiling with exposed beam and window overlooking the church.

Please note: this room is an unusual shape and the measurements are taken to the maximum points.

Bathroom

Comprising a white three piece suite; roll top, claw foot bath with shower attachment, pedestal wash hand basin and WC. Heated towel rail, part timber panelling to one wall, exposed beam and window.

EXTERNALLY

Gardens & Parking

The property benefits from and enjoys an enclosed cottage garden with stocked and shrubbed areas, and seating/dining space. The driveway provides offroad parking and a gate provides access to the main entrance.

ADDITIONAL INFORMATION

Tenure & EPC Rating

The tenure is Freehold.
The EPC rating is E.

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; Pollard & Scott/Independent Mortgage Advisors - 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 central heating and telephone line installed subject to BT regulations. 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.

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 into the village towards the village green/play area (with The Shepherd's Inn on the right). Continue around to the left and Church Cottage is situated on the right hand side just after the church and opposite the village green.

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