

PFK

23 Maypole Gardens, Langwathby, Penrith CA10 1FH

Guide Price: £425,000





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

A most attractive 4 bedroomed, detached home, situated within an executive development, constructed by a local reputable family firm of builders in 2021. This delightful property is immaculate throughout and caters well to modern family living whilst being well appointed within the desirable, well served village of Langwathby.

Benefitting from a range of high spec. fixtures and fittings, and sitting within one of the larger plots on the development, there is a great deal that this property offers, especially for those who are drawn to a sizeable dwelling, with energy efficiency in mind. In addition to the excellent efficiency rating of the property due to the modern construction, the current vendors have invested in having solar panels fitted along with a battery to store the energy created, something which has inevitably had a positive impact on their energy costs.

Very well maintained by the current owners, the bright and spacious accommodation briefly comprises cloakroom/WC, living room, kitchen/diner, utility room and integral garage to the ground floor with four double bedrooms, one with ensuite facilities and a separate family bathroom to the first floor.

Externally, if a more self-sufficient lifestyle is what you are looking for, the greenhouse and raised vegetable beds in the generous rear garden will be perfect for this, complemented by the patio and gravelled areas, ideal for sitting out and enjoying alfresco dining. Driveway parking sits to the front of the property.

This is a property that has to be viewed to be appreciated!

ACCOMMODATION

Entrance Hall

Accessed via a UPVC part glazed door with coir matting. Stairs to the first floor with useful understairs cupboard and doors giving access to ground floor rooms.

Cloakroom/WC

1.7m x 0.99m (5' 7" x 3' 3") Fitted with a WC and wash hand basin with tiled splashbacks, laminate flooring and obscured front aspect window.

Living Room

5.33m x 3.47m (17' 6" x 11' 5") A generous front aspect reception room with underfloor heating and large picture window.

Kitchen/Diner

7.19m x 3.44m (23' 7" x 11' 3") (max measurements) A bright and spacious rear aspect room with window overlooking the garden and patio doors from the dining area also leading leading out to the rear.

Fitted with a range of high spec. Atlantis wall and base units in an attractive midnight blue finish, with under unit lighting and complementary work surfacing and upstands, incorporating 1.5 bowl ceramic sink and drainer unit with mixer tap and wood effect splashbacks. Integrated appliances including double oven with hob and extractor over, dishwasher and fridge freezer. Ample space for generous dining facilities, wood effect flooring, a combination of spotlighting and feature pendant lighting and door leading to the utility room.

Utility Room

2.36m x 1.82m (7' 9" x 6' 0") Fitted with a good range of wall and base units in a similar design to the kitchen, with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Space for washing machine and tumble dryer, door to the integral garage and part glazed door out to the garden.

FIRST FLOOR LANDING

With doors giving access to all first floor rooms., two storage cupboards and loft access hatch.

Bedroom 1

3.47m x 4.22m (11' 5" x 13' 10") (to wardrobe fronts) An attractive front aspect, principal double bedroom with fitted wardrobes to one wall, radiator, large window and door to the ensuite.

Ensuite Shower Room

1.69m x 2.4m (5' 7" x 7' 10") Fitted with three piece suite comprising tiled shower cubicle with mains shower and additional hand held shower attachment, wash hand basin set on a vanity unit and WC. Contemporary heated towel rail, tiled flooring and obscured front aspect window.

Bedroom 2

3.97m x 3.26m (13' 0" x 10' 8") A rear aspect double bedroom with radiator and enjoying views over the garden.

Bedroom 3

3.02m x 3.49m (9' 11" x 11' 5") A front aspect double bedroom with radiator.

Bedroom 4

4.05m x 3.04m (13' 3" x 10' 0") (max measurements) An L shaped double bedroom, currently utilised as a home office. With radiator and enjoying an outlook over the rear garden.

Bathroom

Fitted with a three piece suite comprising bath with mains shower over and additional hand held shower attachment, wash hand basin set on a vanity unit and WC. Part tiled walls, contemporary heated towel rail, tiled flooring and obscured rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for two to three vehicles on the block paved driveway leading to the garage, and a lawned front garden which wraps around to the side of the property. Gated side access leads to the enclosed rear garden, mainly laid to lawn with block paved and gravelled patio seating area, floral border, greenhouse and raised vegetable beds.

Garage

6.52m x 2.95m (21' 5" x 9' 8") A good sized integral garage with electric door, power and lighting. The garage also houses the solar panel unit system battery, together with the air source heat pump cylinder.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is B.

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; 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. Air source heat pump heating system installed with underfloor heating to the ground floor and radiators to the upper floor. Double glazed throughout and solar panels and battery installed. 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.

Please note - we understand the existing Energy Performance Certificate was completed prior to the addition of the solar panels.

Council Tax: Band E

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). Take the left turn and proceed with the green to your right. Enter Langwathby Hall Farm/Maypole Gardens and the property is a short distance along on the left hand side.

What3Words - Approx. enlighten.mondays.newsprint





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Approximate total area⁽¹⁾
1535.6 ft²
142.66 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for planning or illustrative purposes only.

GIRAFFE360

Floor 0

Floor 1