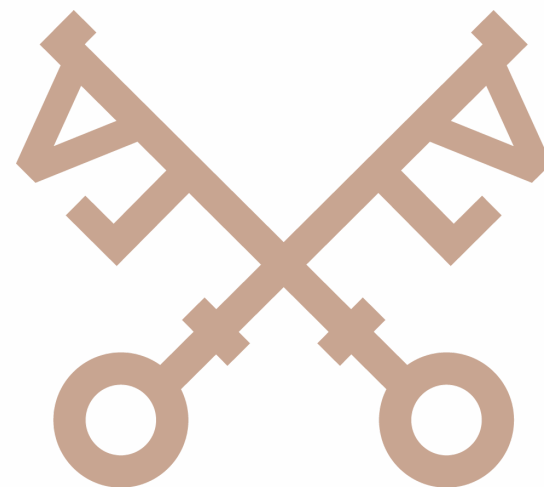




4 Settle Close Culgaith

 **lunevalley**
ESTATES.

SETTLE CLOSE, CULGAITH



Entering through the glazed composite front door, you are welcomed by a light-filled hallway, enhanced by the warm character of the oak staircase sweeping upward to the first floor. The hallway naturally connects the living spaces, giving an immediate sense of flow and openness. To the front, the lounge offers a generous 4.96m x 3.46m footprint, making it perfect for hosting, relaxing, or enjoying cosy evenings with views towards the greenery of the village edges. With a dual-aspect feel and the benefit of triple glazing, it balances natural light with energy efficiency.

Moving through the hallway, the staircase divides gracefully, with a convenient downstairs WC positioned beneath. Beyond this point, the home opens dramatically into its showpiece: a stunning full-width kitchen and dining space, stretching an impressive 9.73 metres. This superb open-plan area is designed for modern living—family gatherings, weekend entertaining, and everyday connection. French doors spill out to the rear garden, creating a seamless indoor-outdoor lifestyle and taking full advantage of the south-westerly rural backdrop. The kitchen will be fitted with high-quality units, integrated appliances, and a selection of finishes chosen by early buyers.



Property Type:

*Detached
House*

Square Footage:
1885 sqft

Council Tax Band:

E

EPC Rating:

C

Tenure

Freehold

Take a closer look...





Why Culgaith?

SET ON THE EDGE OF THE EDEN VALLEY, YOU'VE GOT OPEN COUNTRYSIDE IN EVERY DIRECTION, WITH THE PENNINES ON ONE SIDE AND THE LAKE DISTRICT ONLY A SHORT DRIVE AWAY. IT'S PEACEFUL WITHOUT FEELING REMOTE. THE VILLAGE HAS A WELL-REGARDED PRIMARY SCHOOL, A FRIENDLY LOCAL PUB, AND A VILLAGE HALL THAT'S GENUINELY ACTIVE — FROM COMMUNITY EVENTS TO LOCAL CLUBS. DAILY LIFE FEELS STEADY AND GROUNDED HERE. YOU'VE ALSO GOT ACORN BANK, A NATIONAL TRUST ESTATE JUST OUTSIDE THE VILLAGE, WHICH ADDS WOODLAND WALKS, GARDENS AND A BIT OF LOCAL HISTORY TO YOUR WEEKEND OPTIONS. PENRITH IS AROUND 15 MINUTES BY CAR, AND THE FELLRUNNER BUS CONNECTS YOU TO THE SURROUNDING TOWNS. LANGWATHBY STATION IS ONLY A FEW MILES AWAY FOR THE SETTLE—CARLISLE LINE.

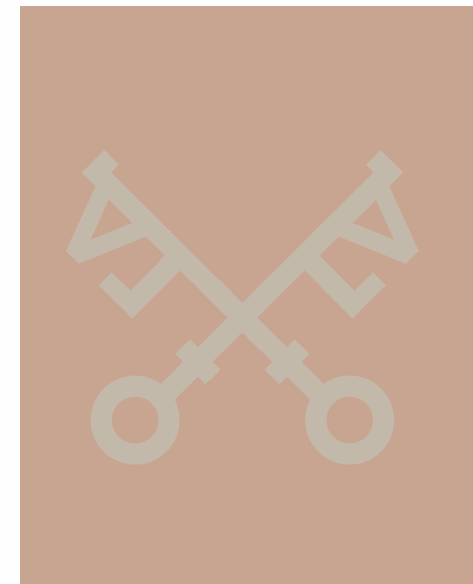
4 Settle Close, Culgaith





THE DEVELOPMENT HAS BEEN SENSITIVELY ARRANGED TO TAKE FULL ADVANTAGE OF ITS ELEVATED POSITION. THE REAR GARDENS LOOK OUT ACROSS OPEN COUNTRYSIDE TOWARDS THE WINDERWATH ESTATE AND THE SWEEPING TREE LINE OF WHINFELL FOREST, OFFERING A SENSE OF OPENNESS THAT IS RARE IN NEW-BUILD SETTINGS. GENEROUS PLOTS PROVIDE SCOPE FOR LANDSCAPING, PLAY SPACE, OR CREATING OUTDOOR LIVING AREAS THAT MAKE THE MOST OF THE SUNSETS OVER THE EDEN VALLEY. WHETHER YOU SEEK PEACEFUL WEEKEND STROLLS, EXCELLENT ACCESS TO TRANSPORT LINKS, COUNTRYSIDE VIEWS, OR A WARM AND WELCOMING VILLAGE ATMOSPHERE, THIS EXCEPTIONAL HOME PROMISES A LIFESTYLE AS IMPRESSIVE AS ITS DESIGN.













WHERE CAN I FIND...



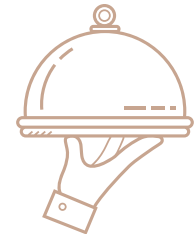
The Closest Schools?

Culgaith CofE Primary School - 3
Minute Drive & 20 Minute Walk



The Local Shop?

Langwathby Village Shop - 8
Minute Drive



A Delicious Meal?

The Black Swan Inn - 2
Minute Drive & 10 Minute
Walk



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Black Swan Inn - 2 Minute
Drive & 10 Minute Walk



Closest Transport Links

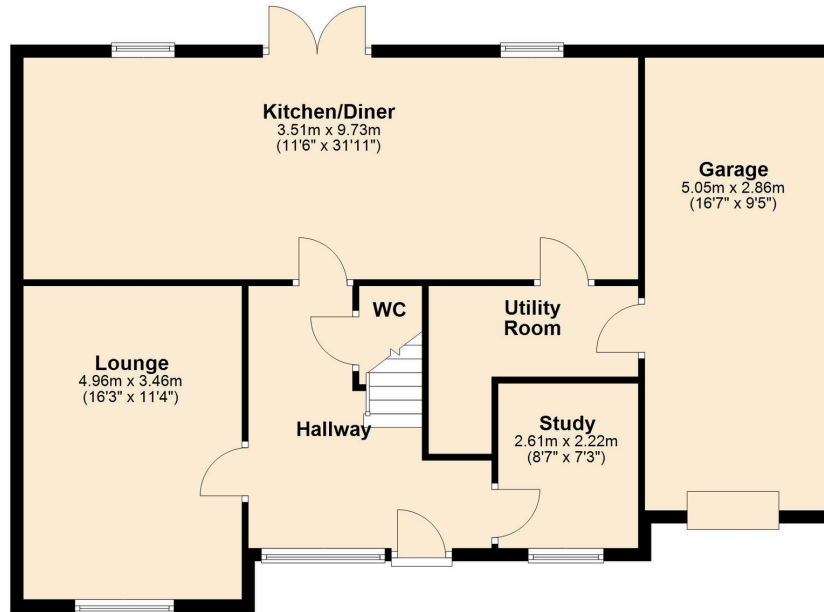
Bus - War Memorial Stop - 2
Minute Walk
Rail - Langwathby Station 10
Minute Drive





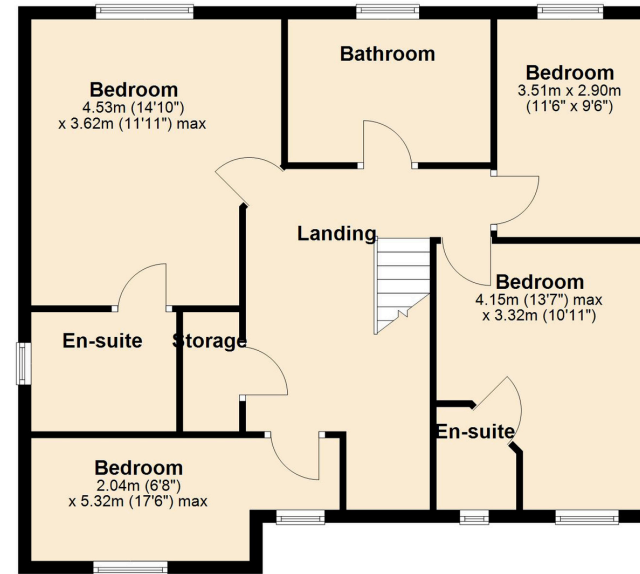
Ground Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)

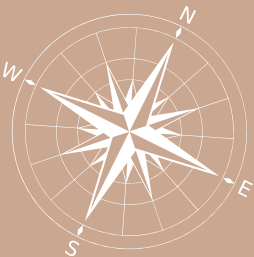


First Floor

Approx. 81.7 sq. metres (879.4 sq. feet)



Total area: approx. 175.2 sq. metres (1885.5 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.

4 Settle Close

Culgaith

4 Settle Close, Culgaith, CA10 1FF



///winds.orchids.mystery



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