

Edwin
Thompson



2 CASTLERIGG VIEW

Calthwaite, Penrith, Cumbria CA11 9RP



FOR SALE

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What3Words:///regularly.classic.parkland

A three bedroom semi-detached property occupying a sizeable plot, in a rural location with a large garden enjoying views across open countryside.

GUIDE PRICE: £225,000

Offered exclusively for sale by Edwin Thompson

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LOCATION

Situated only a short distance from the A6, the old Roman road between Penrith and Carlisle, this property offers spacious accommodation in a rural location. The M6 is easily accessed at Junctions 41 or 42, Penrith is around 8 miles to the south and Carlisle approximately 13 miles to the north. The neighbouring villages of Calthwaite and Lazonby provide primary schools, churches and public houses, Lazonby also offers a Co-Op and post office, open-air swimming pool and a railway station on the scenic Carlisle to Settle line. There are doctors' surgeries at High Hesket and Kirkoswald. Carlisle and Penrith both offer secondary schools with the property currently within the catchment area for Caldew School at Dalston.

PROPERTY DESCRIPTION

A three bedroom semi-detached property occupying a sizeable plot, enjoying stunning countryside views and peacefully located alongside a hamlet of similar properties. This well presented and nicely proportioned home enjoys a lovely rural appointment, with views to both front and rear. Accommodation briefly comprises generous entrance hallway with ample storage options, living room, dining room, kitchen, three bedrooms to the first floor and a family bathroom.

Externally there is generous driveway parking for up to three vehicles and good sized front and rear gardens. Integral access to an adjoining single garage with an inner lobby providing a downstairs WC, utility area and coal bunker/shelved storage space.

ACCOMMODATION

Entrance Hallway

Access via uPVC, double glazed entrance door. Door to living room, radiator, stairs to first floor accommodation and access (via two steps) to a useful Cloaks cupboard.

Living Room

4.24m x 3.34m (13' 11" x 10' 11") A spacious, front aspect room with outlook over the front garden and countryside beyond. TV point, radiator and recess with slate hearth. Arched opening leading through to:-

Dining Room

3.05m x 3.73m (10' 0" x 12' 3") A bright, rear aspect room enjoying lovely, far reaching views. Radiator.

Kitchen

2.73m x 3.64m (8' 11" x 11' 11") max. Window with far reaching views to the rear, good range of wall and base units, complementary work surfacing and upstands, stainless steel sink/drainer unit with mixer tap, space for oven/hob with glass splash back and extractor fan over, space for dishwasher and space for free standing fridge freezer. Cupboard housing boiler, radiator, door to useful understairs storage cupboard, door to inner hallway (currently not in use) and further uPVC door leading to:-



Lobby

Providing access to the garage and ideally suited for use as a utility area having ample space for washing machine and tumble dryer. Access via wooden door from front of the property and also benefitting from access via a uPVC door to the rear of the property. Door to coal bunker/storage area and further door to:-

WC

With obscured window.

FIRST FLOOR

Landing

With doors to all first floor rooms.

Bathroom

2.4m x 1.8m (7' 10" x 5' 11") Partly tiled and having radiator, loft access hatch, laminate flooring and white three piece suite comprising bath with shower over, wash hand basin and WC.

Bedroom 1

3.7m x 3.34m (12' 2" x 10' 11") A front aspect, double bedroom. Radiator.

Bedroom 2

2.73m x 3.7m (8' 11" x 12' 2") A rear aspect, double bedroom with radiator and two useful shelved cupboards (one housing the hot water cylinder).

Bedroom 3

1.9m x 3.02m (6' 3" x 9' 11") A front aspect, double room. Radiator.

EXTERNALLY

Parking

Metal gates provide access to a generous driveway at the front of the

property providing parking for up to three vehicles.

Single Garage

5.14m x 2.62m (16' 10" x 8' 7") With up and over door, window to side aspect, power and light.

Gardens

The gardens are very well proportioned and fully enclosed. Lawned areas with low maintenance flower/shrub borders flank the driveway at the front of the property. These are bordered by stone walling at the front and fencing to each side. A good sized space at the side homes substantial garden sheds and offers gated access to the rear garden, which is predominantly laid to lawn with flagged paths and incredible views over surrounding countryside.

SERVICES

Mains electricity and water supplies are connected (no gas). Oil boiler and water cylinder with radiators off providing heating. Foul drainage to septic tank.

TENURE

Freehold

AGENTS NOTE

Services not tested by Edwin Thompson Property Services Limited.

COUNCIL TAX

Edwin Thompson is advised by our client who identifies the property as being within Band "B" The Westmorland and Furness Council website quotes the total Council Tax payable for the year 2024/25 as being £1,666.76.

OFFERS

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

VIEWING

Strictly by appointment through Edwin Thompson.





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