



Eden View Salkeld Road, Penrith, CA10 1ND

Asking price £600,000



6



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5



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# Eden View Salkeld Road

Penrith, CA10 1ND

- An Imposing Detached Georgian Home
- Elevated Site Overlooking Langwathby
- Detached Sandstone Barn
- 6 Bedrooms & 3 Reception Rooms
- Close to the Eden Valley Fells & Lake District
- Sweeping Driveway, Orchard and Gardens
- Occupying a Circa 1.2 Acre Plot
- Virtual Tour Available Upon Request
- Views to the North Lakeland Fells
- Modernisation Required, Viewing Essential

Overlooking the village of Langwathby on an elevated near 1.2 acre plot, is Eden View, an imposing 6 bed Georgian home packed full of character and including all the period detail one would hope to find in such an impressive property. Combine this with the substantial, detached, sandstone barn which would make a fantastic annex, holiday let, office or work shop this is an incredibly exciting opportunity. The sweeping driveway flanked by orchards and large garden to the rear offer plenty of external space whilst views to the fells showcase just the close proximity of the Lake District National Park.



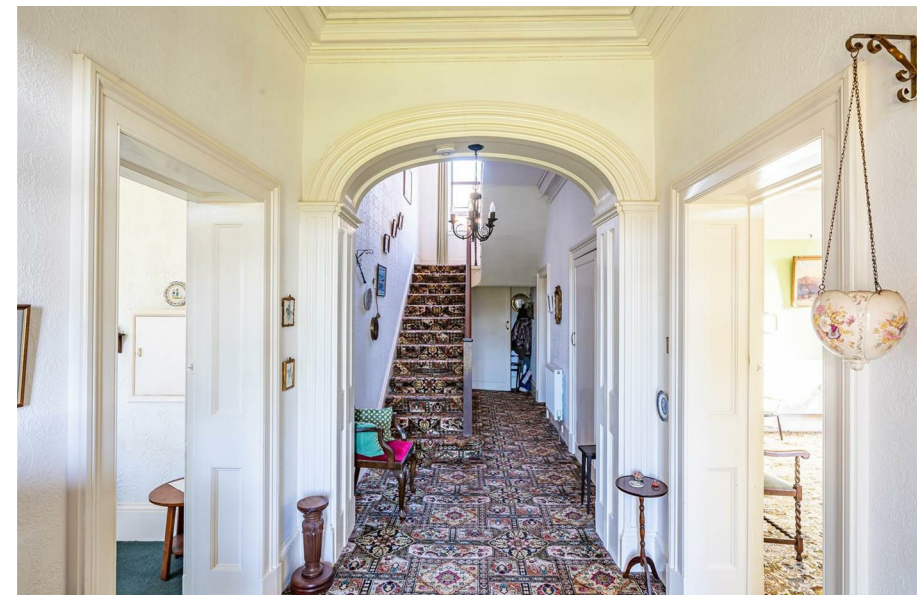
<b>Entrance Porch</b>	8'2" x 12'5" (2.49 x 3.80)
<b>Hallway</b>	7'4" x 19'7" (2.24 x 5.98)
<b>Living Room</b>	24'7" x 15'8" (7.50 x 4.79)
<b>Sitting Room</b>	15'7" x 15'1" (4.77 x 4.60)
<b>Study</b>	15'8" x 9'8" (4.79 x 2.96)
<b>Kitchen Dining Room</b>	16'2" x 13'5" (4.95 x 4.11)
<b>Utility Room</b>	15'7" x 5'9" (4.75 x 1.77)
<b>Store Room / W/C</b>	9'6" x 6'11" (2.90 x 2.12)
<b>Landing</b>	7'6" x 23'2" (2.30 x 7.08)
<b>Bedroom One</b>	15'8" x 17'2" (4.79 x 5.24)
<b>Bedroom Two</b>	16'2" x 15'1" (4.94 x 4.60)
<b>Bedroom Three</b>	15'8" x 8'7" (4.79 x 2.64)
<b>Bedroom Four</b>	11'6" x 9'3" (3.51 x 2.83)
<b>Bedroom Five</b>	7'11" x 8'10" (2.43 x 2.71)



<b>Bedroom Six</b>	11'5" x 9'1" (3.50 x 2.79)
<b>Bathroom</b>	11'6" x 9'10" (3.51 x 3.02)
<b>First Floor Toilet</b>	
<b>Cellar</b>	
<b>The Barn</b>	
<b>Lean To</b>	12'8" x 19'7" (3.88 x 5.97)
<b>Stable</b>	13'7" x 19'7" (4.15 x 5.97)
<b>Tack Room</b>	12'10" x 19'7" (3.92 x 5.97)
<b>Garage</b>	11'10" x 19'7" (3.62 x 5.97)
<b>Store Room</b>	11'10" x 19'7" (3.62 x 5.97)
<b>First Floor Barn</b>	26'5" x 19'7" (8.07 x 5.97)
<b>Grounds &amp; Gardens</b>	
<b>Directions</b>	
<b>Services</b>	
<b>Location</b>	
<b>Note</b>	

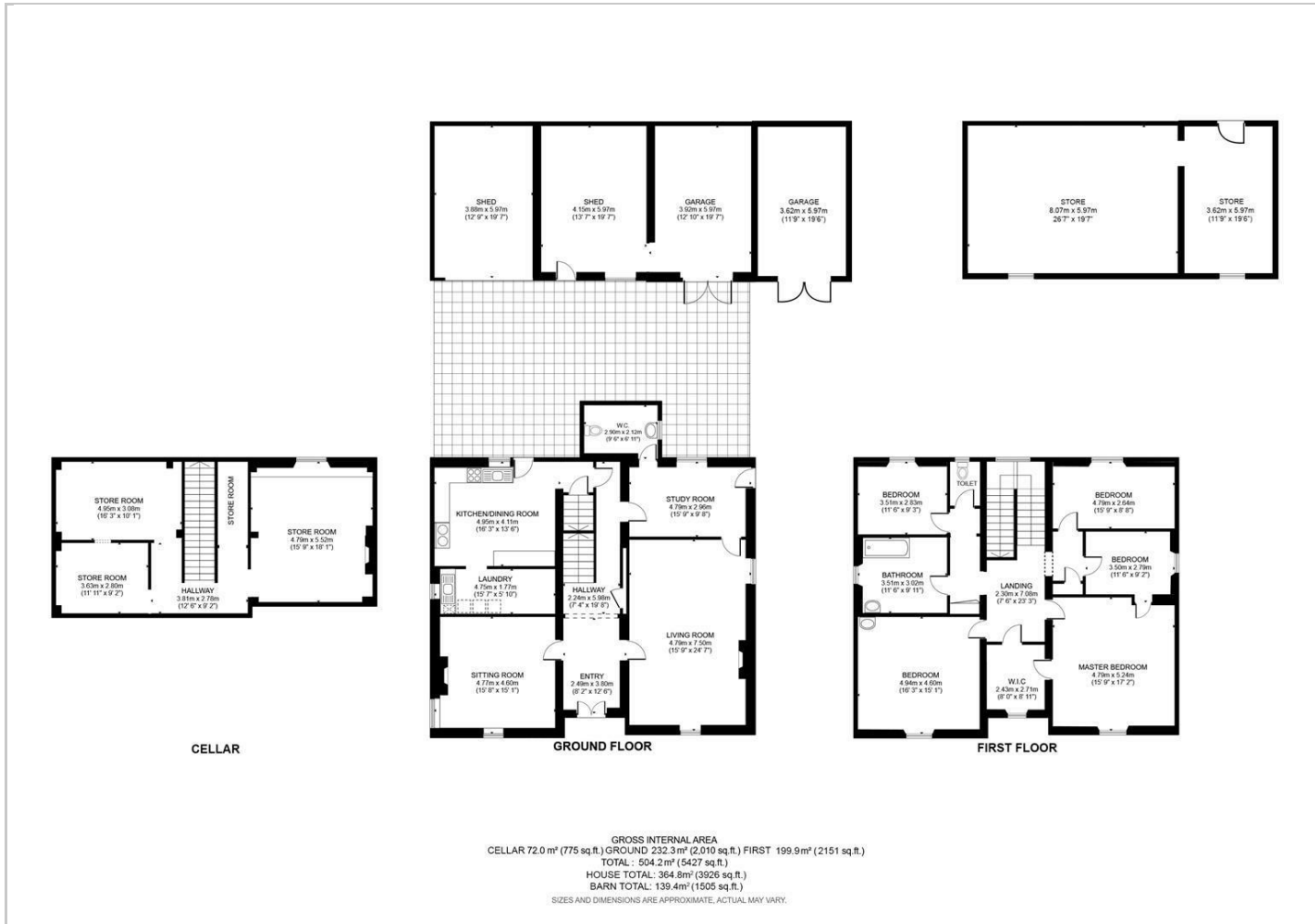
### Directions

From Penrith head North East on the A686 from Kemplay Bank roundabout. Cross the bridge into the village of Langwathby and turn Left onto Salkeld Road. Continue for approximately 500 yards and the entrance to Eden View can be found on the Right-hand side. The property is identified by a Lakes Estates for sale sign.





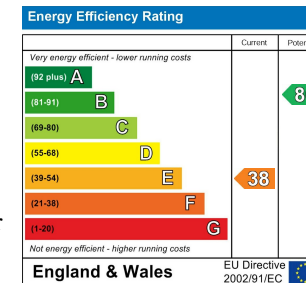
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,  
 Tel: 01768 639300 Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>