



18 Low Farm, Penrith, CA10 1NH

Guide price £585,000



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18 Low Farm

Penrith, CA10 1NH

- 4 bedroom detached property in popular Eden Valley
- Double garage and large driveway
- Mains Services
- Central village location
- Primary bedroom with en-suite and dressing room
- Sunroom
- Balcony landing
- Short walk to the pub, shop, train station and school.

Nestled in the heart of the Eden Valley village of Langwathby, this incredible 4 bedroom detached home is found the exclusive Story Homes Low Farm development. With front and rear gardens, a detached double garage, and driveway parking for 4 vehicles. Inside, you'll find a generous floorplan with a large entrance hallway, living room, sunroom, dining room, study, dining kitchen and WC on the ground floor. Upstairs are 4 double bedrooms, 2 with en-suites and one with a dressing room, plus a family bathroom. The sought-after village of Langwathby offers fabulous local amenities like a school, nursery, pub, shop and train station on the Settle to Carlisle line. Just 5 miles from Penrith and its shops, pubs, restaurants, cafes, schools, leisure facilities and train station, Langwathby provides easy access to the Pennines as well as the M6, A66 and the breathtaking Lake District National Park.



Entrance Hallway

Enter through a UPVC front door into the entrance hallway with tiled floor, UPVC double glazed window to the front elevation, radiator, door to living room, stairs to the first floor, door to WC, door kitchen/diner, door to study, door to dining room.

Kitchen

Quality wooden units are topped with a mix of both wood and solid surfaces, integrated cooker and grill, electric hob with extractor hood over, integrated dishwasher, sink with drainer, mixer tap over, UPVC double glazed windows to the rear elevation, integrated fridge freezer, plumbed for a washing machine, UPVC double glazed door leading out to the side of the property.

Dining Room

Wood style floor, radiator, UPVC double glazed window to the front elevation.

Living Room

A spacious bright room with dual aspect windows, carpeted floor, radiators, featuring an open fire, UPVC double glazed windows and a door leading into the sunroom.

Sun Room

A fantastic room with UPVC double glazed windows all round, UPVC double glazed double doors leading into the rear garden, double doors leading into the kitchen/diner, radiator, velux roof window to the rear elevation, open balcony to the first floor landing.

Downstairs WC

Toilet and hand basin.

Playroom/Office

Carpeted floor, radiator, UPVC double glazed window to the side elevation.

Upstairs Hallway

Stairs lead to the first floor landing with a balcony looking down onto the sunroom, carpeted floor, radiator, loft access hatch, doors to bedrooms and family bathroom.

Primary Bedroom

A large double room with carpeted floor, UPVC double glazed windows, radiator, through an archway into a dressing room with carpeted floor, radiator, door leading into the en-suite.





Primary Ensuite

Bath with shower over, WC, radiator, UPVC double glazed window, pedestal sink with wash hand basin and taps.

Bedroom One

11'1" x 12'9" (3.4 x 3.9)

Carpeted floor, radiator, UPVC double glazed window, door leading to the en-suite.

Bedroom Two Ensuite

WC, sink with hand basin and double shower cubicle with mains fed power shower.

Bedroom Three

10'2" x 12'9" (3.1 x 3.9)

With carpeted floor, radiator, UPVC double glazed window.

Bedroom Four

7'2" x 10'2" (2.2 x 3.1)

With carpeted floor, radiator, UPVC double glazed window.

Bathroom

Fitted with bath, separate shower, toilet and basin.

Outside

To the front and side of the property there are gardens and a driveway with parking for 4 vehicles, detached double garage. To the rear a garden mainly laid to lawn.

Double Garage

Large detached double garage

Services

Mains water, electric and drainage. Oil central heating. Open fire.

Location / Directions

Follow A686 to Langwathby. Take Salkeld Rd to Low Farm. Turn left towards Salkeld Rd. Turn left onto Salkeld Rd. Turn right onto Low Farm. Destination will be on the right

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

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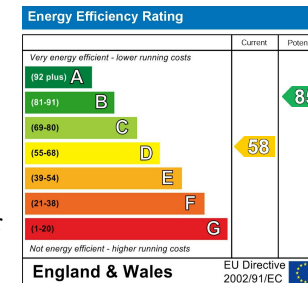
Floor Plans



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.