



Edenburg , Langwathby, CA10 1NX

Guide price £475,000



Edenburg

Langwathby, CA10 1NX

- Immaculate 3 Bed, Detached Dormer Bungalow
- Occupying a Spacious Plot
- Located on the Outskirts of Langwathby
- Modern Kitchen Suite Open to the Dining Room
- 3 Double Bedrooms
- Spectacular Fell Views
- Landscaped Gardens, Garage & Workshop
- Ease of Access to Penrith & The Lake District
- Stunning Sun Room with Lovely Open Views
- Early Viewing is Advised

Edenburg is located on the fringes of Langwathby in an elevated position against the backdrop of the picturesque North Pennine fell range. The property is found in superb decorative order and condition throughout with well appointed, spacious and bright rooms. There are three bedrooms a lovely open kitchen and dining room and a large family lounge as well as a modern bathroom suite. The surrounding gardens have been beautifully cared for and there is ample parking space as well as a large garage and a timber home office.



Entrance Hallway

A composite front door leads into a small vestibule which has an internal stained glass panelled door leading into the entrance hallway. The hallway runs from front to back and has internal doors leading to the ground floor accommodation and a staircase leading off to the first floor. There are two radiators in the hallway, a uPVC double glazed window overlooking the rear garden and fitted carpet throughout.

Living Room

21'2" x 11'9" (6.47 x 3.59)

This superb lounge is bright and spacious with an impressive uPVC double glazed bay window to the front elevation and a further uPVC double glazed to the side which offers a stunning outlook to the North Pennine Fells. There is a modern electric fireplace set upon a tiled hearth and two radiators. Fitted carpet.

Dining Room

11'8" x 9'10" (3.58 x 3.02)

The dining room is an excellent size and has an open archway leading through to the modern kitchen and uPVC French doors leading into the conservatory. There is ample space for dining furniture. Fitted carpet and a radiator.

Kitchen

15'10" x 7'6" (4.85 x 2.29)

Fitted with a range of cream fronted shaker style wall and base units and a wood effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink and waste disposal with mixer tap and tiled splash-back. There is a built in microwave oven, built in Neff electric double oven, an AEG ceramic hob with a stainless steel and glass extractor hood, housing for an American style fridge freezer and plumbing for a dishwasher. The units include a recycling cupboard, and two carousel corners. There is a kick-board fan assisted radiator and the ceiling has recessed LED lights. There are three uPVC double glazed windows allowing lots of natural light into the kitchen whilst also giving a lovely outlook over the gardens and beyond to the open countryside and North Pennine Fells.

Conservatory

10'11" x 10'5" (3.34 x 3.20)

A superb addition to this already spacious home. The conservatory has been carefully planned perfectly framing the North Pennine Fells in the backdrop. Of uPVC double glazed construction this is a fantastic room to enjoy throughout the year. There are uPVC doors leading out to the garden.

Bedroom Two

13'3" x 11'10" (4.06 x 3.63)

Currently used as the primary bedroom by the current owners this is another fantastic room which is spacious and bright. There is a uPVC bay window to the side elevation and a range of fitted wardrobes and units which are of excellent quality. Fitted carpet. Radiator.

Bedroom Three

11'10" x 10'11" (3.61 x 3.33)

A fantastic double bedroom which is bright and spacious. There is an attractive uPVC double glazed bay window to the front elevation overlooking the garden. Fitted carpet. Radiator.

Family Bathroom

The bathroom has a fitted three-piece suite comprising a walk in shower cubicle with glass shower screens and a mains shower unit which has a waterfall shower head. There is a low level w/c and a pedestal sink unit. Part tiled walls and part shower boarded. The floor covering is also part carpeted and part tiled. There is a heated towel rail and a uPVC window to the side elevation.





Ground Floor W/C

Useful for guests or residents there is a low level w/c and a pedestal sink unit with tiled splashbacks. Radiator. There is also a laundry / airing cupboard as well.

Primary Bedroom

20'8" x 19'6" (6.32 x 5.95)

A huge primary bedroom located on the first floor which has three Velux windows all with fitted blinds. There are panoramic views across open countryside to the surrounding fell ranges. There is storage in the eaves and two radiators. Fitted carpet throughout. Being on the first floor there is excellent standing space making this a very useable and attractive primary bedroom suite. There is a door through to a currently unfinished room:

Potential En-Suite / Office

19'3" x 8'7" (5.89 x 2.64)

A constant theme in this home are the large room dimensions and this space isn't lacking either. It could easily be converted to a primary en-suite or a home office or even a dressing room. There is also a Velux window over.

Home Office

11'6" x 7'6" (3.51 x 2.29)

This timber building has been insulated and lined. There are double glazed windows to two sides, lights and power points.

Garage

18'0" x 13'0" (5.50 x 3.97)

Having an insulated automatic door. A wall mounted Worcester LPG condensing boiler provides the hot water and central heating. A stainless steel single drainer sink with hot and cold water is set in a base unit and there is plumbing for an automatic washing machine and vent for a tumble dryer. A uPVC double glazed window to the rear gives natural light.

Grounds

The property is accessed through double metal gates in a stone wall to a gravelled drive, giving parking for several vehicles and access to the garage. To the front of the property is a generous lawn with well stocked flower and shrub borders and a large flagged terrace across the width of the building. There is a flagged path leading along the side and a gate in a low fence giving access to the rear garden. The rear garden is mainly to lawn with two shrub beds and a shrub border along the rear boundary. This area has a Westerly aspect and excellent open views down the Eden valley.

Services

Mains water, drainage and electricity are connected to the property. Heating is provided by LPG via a condensing boiler.

Note

Planning permission has been granted on this property in 2021 and can be viewed at under reference number 21/0813

Amenities

In the village of Langwathby there is an infant and primary school, a village shop with Sub Post Office, Church, a public house and an active village hall with various activities. There is a railway station on the Settle Carlisle line, giving commuter access to Carlisle and Leeds city centres All main facilities are in Penrith, approximately 5 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a

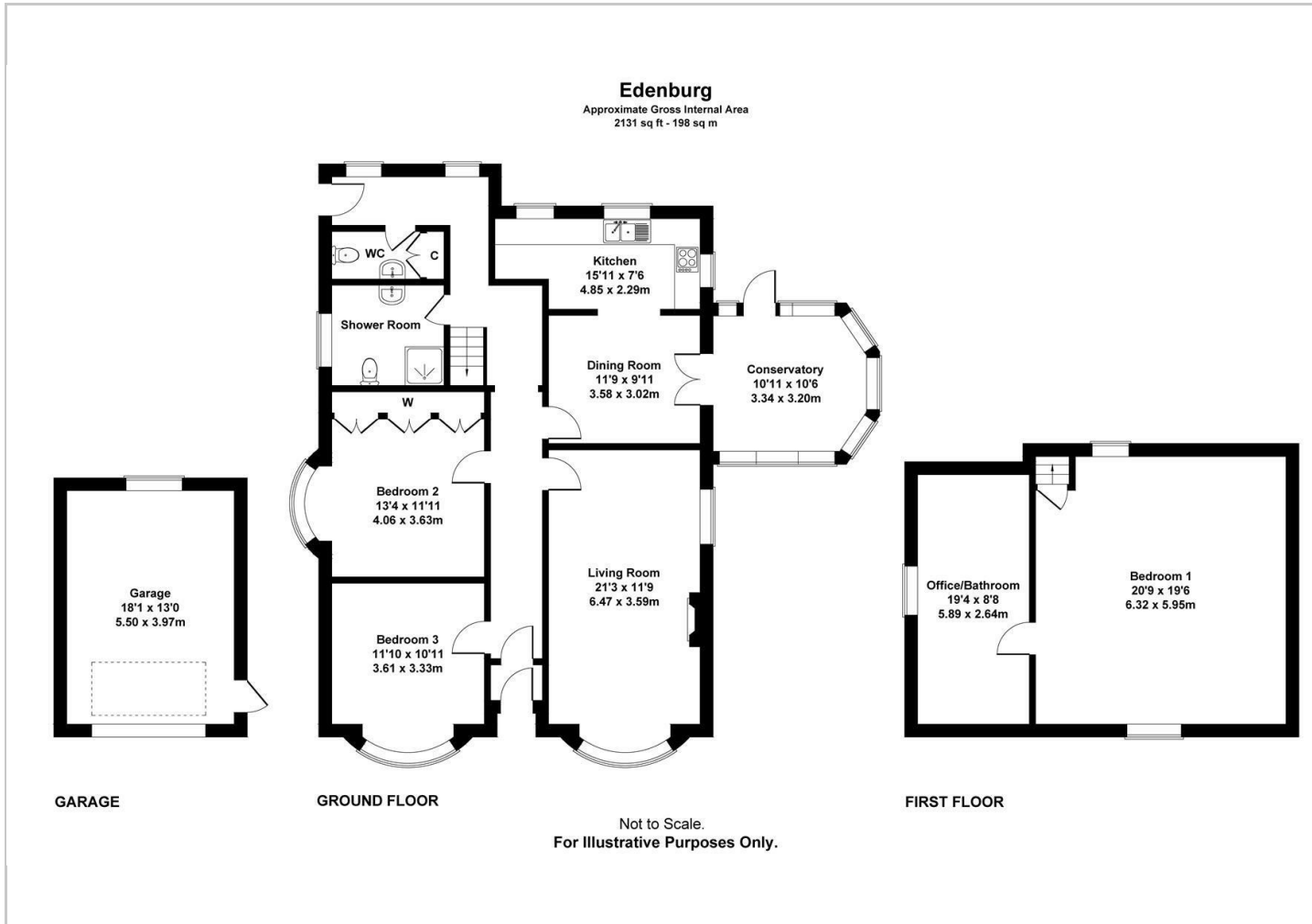
Directions

From Penrith centre, head South on King Street and fork left at the traffic lights, into Roper Street, which becomes Carleton Road. Drive up the hill to the T-junction and turn left onto the B686, signposted to Langwathby. Drive right through the village of Langwathby, under the railway bridge and up the rise, Edenburg is the last property on the left.





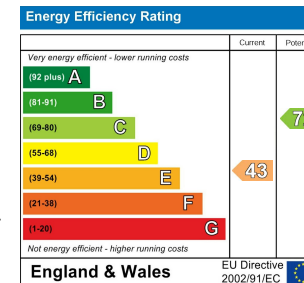
Floor Plans



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.

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