



West Garth , Winskill, CA10 1PD

Guide price £525,000





West Garth

Winskill, CA10 1PD

- Detached
- 5 Bedrooms
- Highly desirable location
- Stunning gardens
- Incredible views
- Parking and double garage
- Flexible accommodation with annex
- Close to Penrith and the Lake District

Guide Price £525,000-£550,000

An exceptional 5-bedroom residence in the picturesque village of Winskill, offering nearly 2,500 sq.ft. of thoughtfully designed living space. This extensively renovated property seamlessly combines luxury and practicality throughout.

The welcoming entrance hall leads to a cosy snug/sitting room, complete with wood-burning stove. The heart of the home is the stunning open-plan kitchen/dining/living area, where bi-fold doors create a seamless connection to the garden. A self-contained annexe provides independent living opportunities with its own kitchenette and en-suite bedroom, alternatively this annex could be returned to form part of the main house. A practical utility room and integral double garage with WC and office space complete the ground floor. Upstairs, the luxurious principal suite features a dressing area, en-suite and Juliette balcony offering open countryside views. Three additional double bedrooms and a modern family bathroom occupy the remainder of the first floor.

The property's exterior is equally impressive, featuring a generous driveway, charming gardens to the front and side, and a beautifully landscaped rear garden. Multiple seating areas provide perfect spots to enjoy the spectacular rural views. Situated just 1.5 miles from Langwathby's amenities including shop, school, pub and railway station, and only 6 miles from Penrith's comprehensive facilities including London main rail line and M6 access, this premium family home offers the perfect blend of rural charm and modern convenience.



Entrance & Hallway

Enter the property via the front door with glazed sections into the cloak area featuring automatic ceiling light, tiled flooring and open into the hallway. Stairs to the first floor with understairs cupboard, radiator and doors leading to the snug/sitting room and the dining room.

Kitchen Living Room

Flooded with natural light from its striking roof lantern, this stunning open-plan space seamlessly blends kitchen and living areas. The contemporary kitchen features sleek grey high-gloss units with luxury quartz worktops, designer copper sink and glass splashbacks, premium Neff integrated appliances including fridge-freezer, dishwasher and eye-level oven/microwave, statement island with wine cooler and induction hob and a practical breakfast bar for casual dining

23'0" x 13'10" (7.02 x 4.24)

The room boasts sophisticated lighting throughout, with spotlights and three pendant lights crowning the island. Twin windows frame beautiful Pennine views, while bi-fold doors create a seamless indoor-outdoor connection. Complete with modern tiled floors, dual radiators and ample space for lounge furniture. Adjacent utility room provides additional practicality.

Dining Room

A bright and functional reception room with feature fireplace (decommissioned) with brick detailing and stone hearth, radiator, doors to the inner hallway and to the annexe, with open access into the kitchen/living area.

11'4" x 14'2" (3.46 x 4.34)

Snug/Sitting Room

A beautiful reception room, front facing with brick inglenook fireplace with stone hearth and wood mantel, housing a wood burning stove, radiator and door to the utility room.

11'5" x 13'6" (3.50 x 4.14)

Utility Room

Functional room with fitted base and full height units with complementary work surfacing incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Space for washing machine and fridge freezer, cloak area, radiator, tiled flooring and door giving access to the garage.

11'1" x 7'0" (3.38 x 2.14)

Ground floor Annex Living & Kitchen

Bright dual-aspect space offering versatile living options. Features include: Seamless access to the garden via patio doors, practical utility area with matching grey high-gloss units and premium quartz worktops, 1.5 bowl stainless steel sink, potential kitchenette space with tiled flooring, spacious living area with plush carpeting, multiple windows framing open views, versatile layout perfect for relaxation or entertaining. The thoughtful design combines practicality with comfort, while dual-aspect windows flood the space with natural light.

14'11" x 12'1" (4.55 x 3.69)

Ground floor Bedroom

A dual aspect double bedroom enjoying views over open countryside. With radiator and door to ensuite.

10'3" x 8'9" (3.14 x 2.69)

Ground floor Ensuite

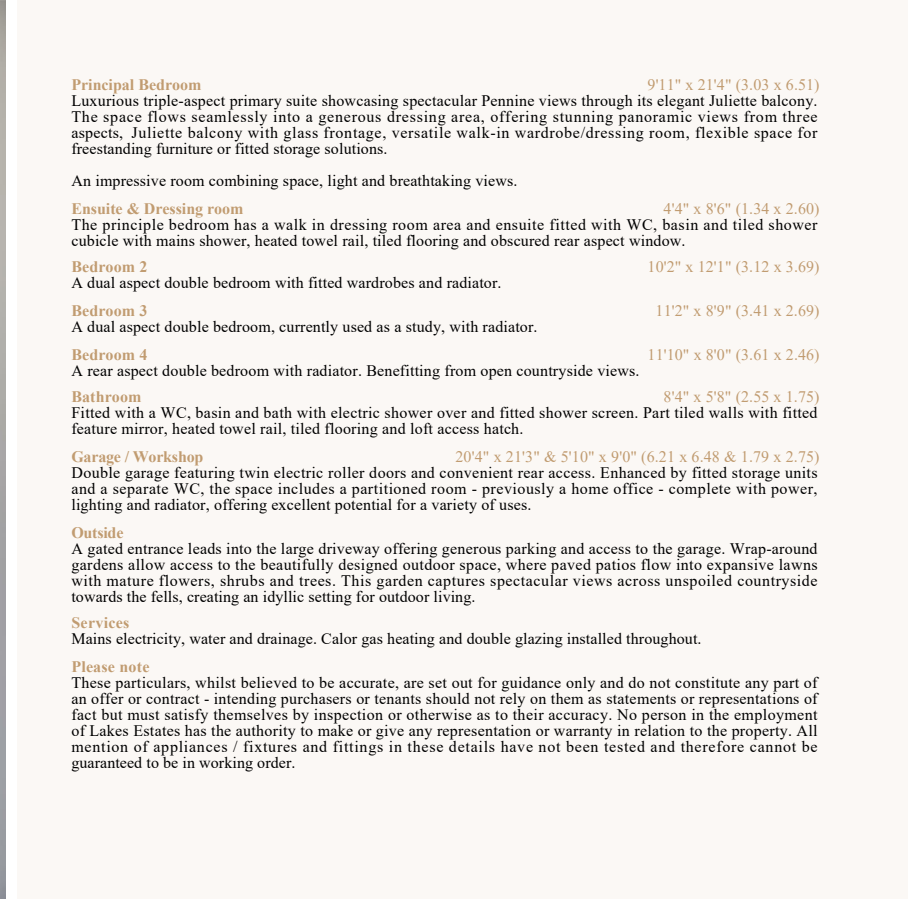
Fitted with WC, basin with tiled splashback and tiled shower cubicle with electric shower. Heated towel rail, tiled flooring and obscured front aspect window.

3'9" x 8'9" (1.15 x 2.67)



Directions

Follow the A686, signposted to Alston and Langwathby. Drive through Langwathby and continue for approximately 1 mile. Turn left, signposted to Winstill and Hunsonby. Follow the road to the left and as you enter the village of Winstill the property is the first on the left.



Principal Bedroom 9'11" x 21'4" (3.03 x 6.51)

Luxurious triple-aspect primary suite showcasing spectacular Pennine views through its elegant Juliette balcony. The space flows seamlessly into a generous dressing area, offering stunning panoramic views from three aspects, Juliette balcony with glass frontage, versatile walk-in wardrobe/dressing room, flexible space for freestanding furniture or fitted storage solutions.

An impressive room combining space, light and breathtaking views.

Ensuite & Dressing room 4'4" x 8'6" (1.34 x 2.60)

The principle bedroom has a walk in dressing room area and ensuite fitted with WC, basin and tiled shower cubicle with mains shower, heated towel rail, tiled flooring and obscured rear aspect window.

Bedroom 2 10'2" x 12'1" (3.12 x 3.69)

A dual aspect double bedroom with fitted wardrobes and radiator.

Bedroom 3 11'2" x 8'9" (3.41 x 2.69)

A dual aspect double bedroom, currently used as a study, with radiator.

Bedroom 4 11'10" x 8'0" (3.61 x 2.46)

A rear aspect double bedroom with radiator. Benefitting from open countryside views.

Bathroom 8'4" x 5'8" (2.55 x 1.75)

Fitted with a WC, basin and bath with electric shower over and fitted shower screen. Part tiled walls with fitted feature mirror, heated towel rail, tiled flooring and loft access hatch.

Garage / Workshop 20'4" x 21'3" & 5'10" x 9'0" (6.21 x 6.48 & 1.79 x 2.75)

Double garage featuring twin electric roller doors and convenient rear access. Enhanced by fitted storage units and a separate WC, the space includes a partitioned room - previously a home office - complete with power, lighting and radiator, offering excellent potential for a variety of uses.

Outside

A gated entrance leads into the large driveway offering generous parking and access to the garage. Wrap-around gardens allow access to the beautifully designed outdoor space, where paved patios flow into expansive lawns with mature flowers, shrubs and trees. This garden captures spectacular views across unspoiled countryside towards the fells, creating an idyllic setting for outdoor living.

Services

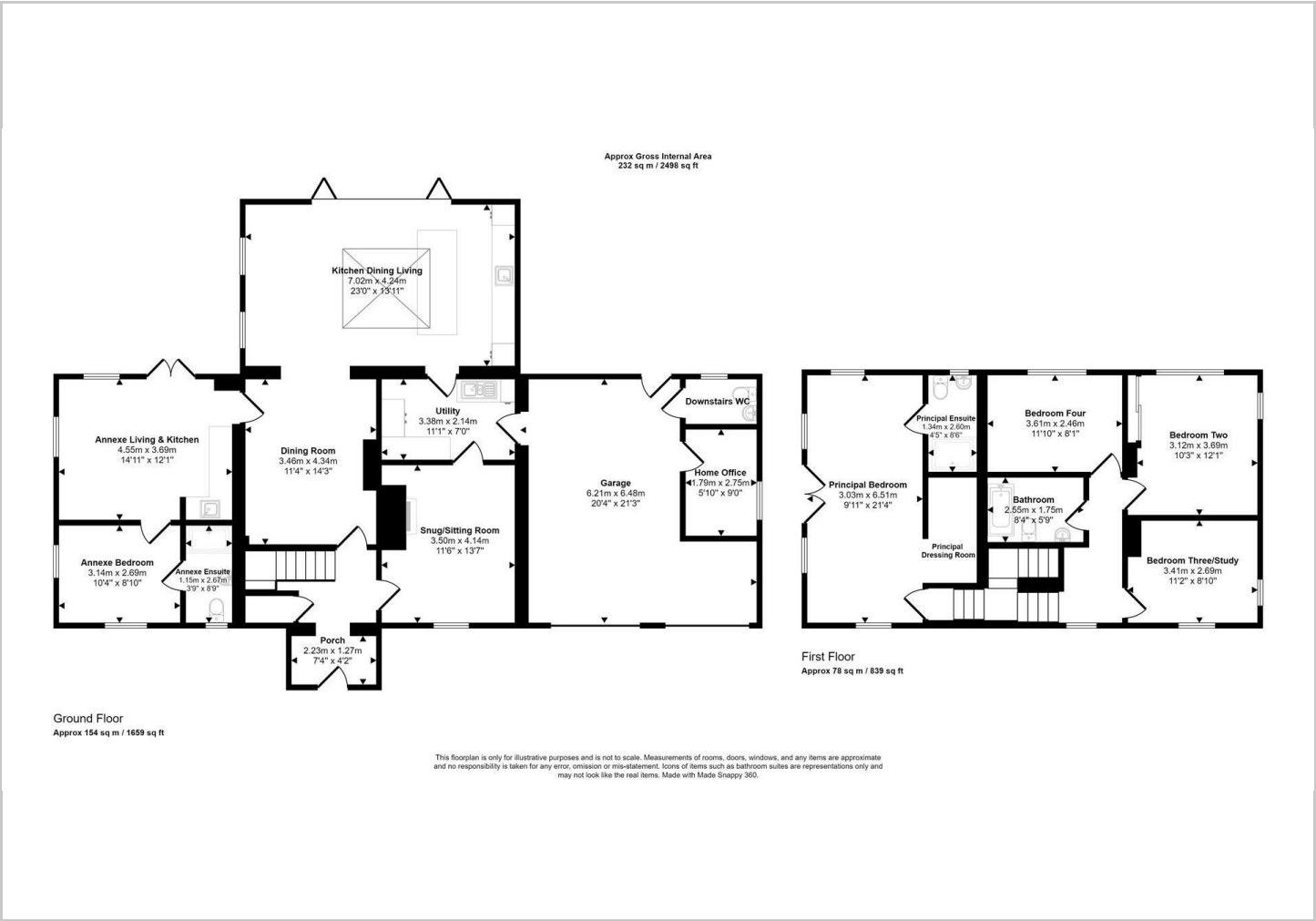
Mains electricity, water and drainage. Calor gas heating and double glazing installed throughout.

Please note

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Floor Plans



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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Location Map



Energy Performance Graph

