



6 Galloper Heights, Penrith, CA10 1FS

Guide price £675,000







# 6 Galloper Heights

## Penrith, CA10 1FS

- Built by the Renowned JIW Properties
- Occupying a Generous Plot
- Stunning Atlantis Kitchen with Integrated NEFF Appliances
- Located in the Ever Popular Langwathby Village
- Excellent Access to Penrith, The Eden Valley & The Lake District
- A stunning Detached 4 Bed 4 Bath Property
- Offering 2142sq ft of Living Accommodation
- Exceptional Quality of Finish Throughout
- Close to Amenities Including School, Nursery, Shop & Pub
- Viewing Strictly by Appointment

This exceptional home occupies a generous plot and combines spacious living with the superior craftsmanship synonymous with JIW Properties, offering an exceptional village lifestyle.

The welcoming entrance hall that sets the tone for the luxurious living experience within. The property's open and airy layout provides an abundance of space and comfort. The heart of the home is a sprawling open-plan living area, seamlessly blending style and functionality.

The outstanding Atlantis kitchen equipped with state of the art NEFF appliances flows effortlessly into a bright and spacious dining area, ideal for entertaining guests or enjoying family meals. Large windows throughout the living spaces bathe the rooms in natural light, creating a warm and inviting ambience.

The property offers exceptional bedrooms, with three being ensuite, each thoughtfully designed to provide privacy and relaxation. The master bedroom is a true retreat, featuring an ensuite bathroom, walk-in closet, and an atmosphere of tranquillity.

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**Entrance Hallway**

Enter the property via a contemporary anthracite grey composite front door into the spacious and welcoming entrance hall which leads through to the other rooms, the staircase is accessed from hallway, too, leading to the master bedroom and bedroom 2. It is also complete with a storage cupboard;

**Lounge**

A comforting living room takes in the beautiful views through the floor to ceiling glass sliding doors which also provides access to your garden, this room is South-West facing so you benefit from the sun all day long. There is a choice of a wood burning or electric stove also creates a warm and cosy feel to the spacious room;

**Kitchen Dining Room**

The large kitchen/dining area offers great family living with a fully fitted and bespoke kitchen by Atlantis Kitchen's. There is plenty of space for a dining table and additional soft seating if you wish. Patio doors provide access to your garden & patio area. NEFF appliances included comprise of the following: Oven, microwave, warming drawer, 5-zone induction hob & integral fridge/freezer Atlantis Kitchens have designed the kitchen with passion and have made great use of the space available. The tall ceilings give the kitchen a light and airy feel.

**Utility Room**

The practical utility room can be accessed from the garage or the external 'side door', making it easy to accessible. It benefits from fitted units & worktop, sink and provisions for a washing machine and tumble dryer.

**Master Bedroom**

The master bedroom is a true retreat, featuring an ensuite bathroom, walk-in closet and an atmosphere of tranquillity;

**Master En-Suite**

The ensuite shower room is tiled floor to ceiling and comprises of a bath, separate large thermostatic shower, toilet, basin & chrome towel rail;

**Bedroom Two**

A well proportioned double bedroom leading to its own ensuite shower room. This bedroom also benefits from a spacious fitted wardrobe;

**Bedroom Two En-Suite**

A modern ensuite shower room which is tiled, floor to ceiling, and comprises of a thermostatic shower, toilet, basin and chrome towel rail;

**Bedroom Three**

A well proportioned double bedroom leading to its own ensuite shower room.

**Bedroom Three En-Suite**

A modern ensuite shower room which is tiled, floor to ceiling, and comprises of a thermostatic shower, toilet, basin and chrome towel rail.





#### Bedroom Four

11'10" x 11'5" (3.63 x 3.48)

A large double bedroom;

#### Garage

25'9" x 19'3" (7.85 x 5.89)

A functional double garage with an electric anthracite grey door. Also comprises of a pedestrian door and window. Plenty of room for storage if required.

#### External

The property has a red stone frontage with a brick finish to the side and rear and a slate roof. There are steps up to the lawn garden areas with retaining brick walls. A large block paved driveway gives plentiful private parking for residents and guest whilst the garage offers further private parking. A flagged path leads round the property giving access to various areas around the property. There are external lights fitted as well as external electric sockets. Finally there is an attractive paved patio accessed from the kitchen and lounge which is perfect for alfresco dining or a morning coffee.

#### Useful Information

- Heating fuel: air-source heat pump
- Underfloor heating on level 1
- Burglar/smoke alarms included
- Cat6 data and internet distribution
- Council tax will be valued upon completion of the property
- Broadband connection is Fibre to the property
- 10 Year Latent Defects Insurance provided by Build Zone

#### Location

Gallop Heights is situated on an exclusive development of just 9 properties in the heart of Langwathby village which lies just 5 miles East of Penrith. The location offers ease of access to arterial transport links with the train station and is a short distance from the M6 and A66. Penrith station also forms part of the main trainline connecting you with London, Manchester and Edinburgh amongst many other places. The village itself has a thriving community and a brilliant range of amenity with The Shepherds Inn pub, a primary school, Lambkins Nursery, a NISA local convenience store which is well stocked as well Saddlebacks mobile tea & coffee unit and regular visits from the Shap Chippie Van.

#### Directions

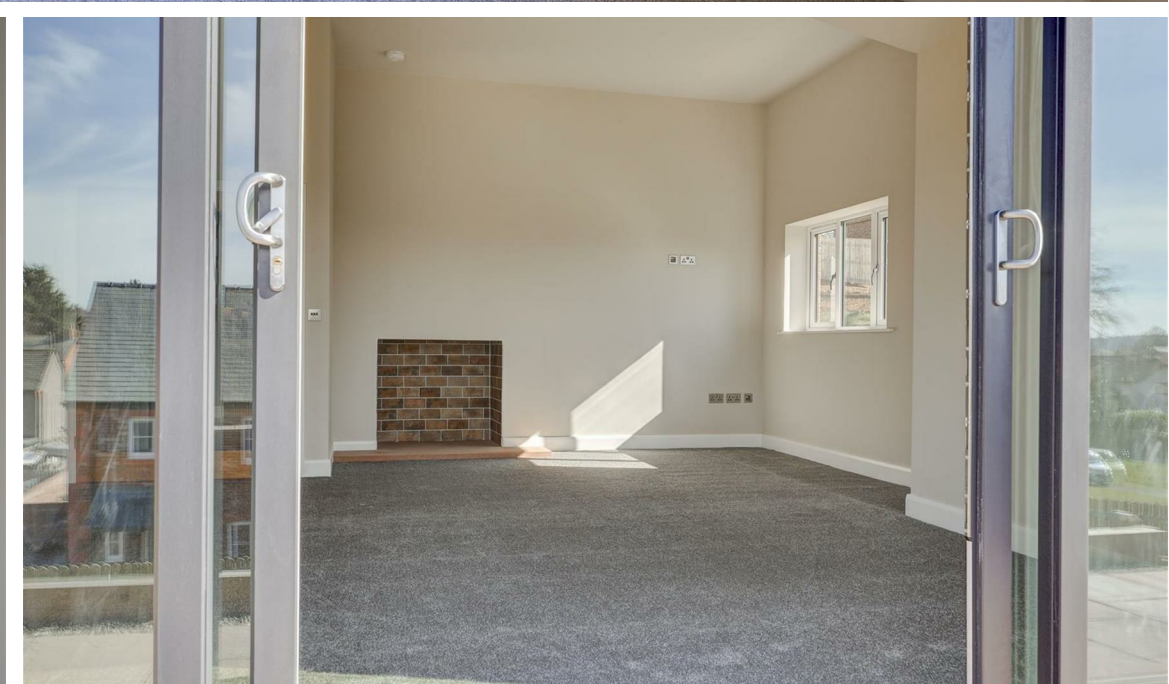
Travel from Penrith on the A686 towards Langwathby. Turn left into Langwathby and bear left past the post office/shop which is on your right, drive past the entrance to Low Farm and just after this on the right hand is the entrance Gallop Heights. Once in the development, number 6 is directly in front of you.

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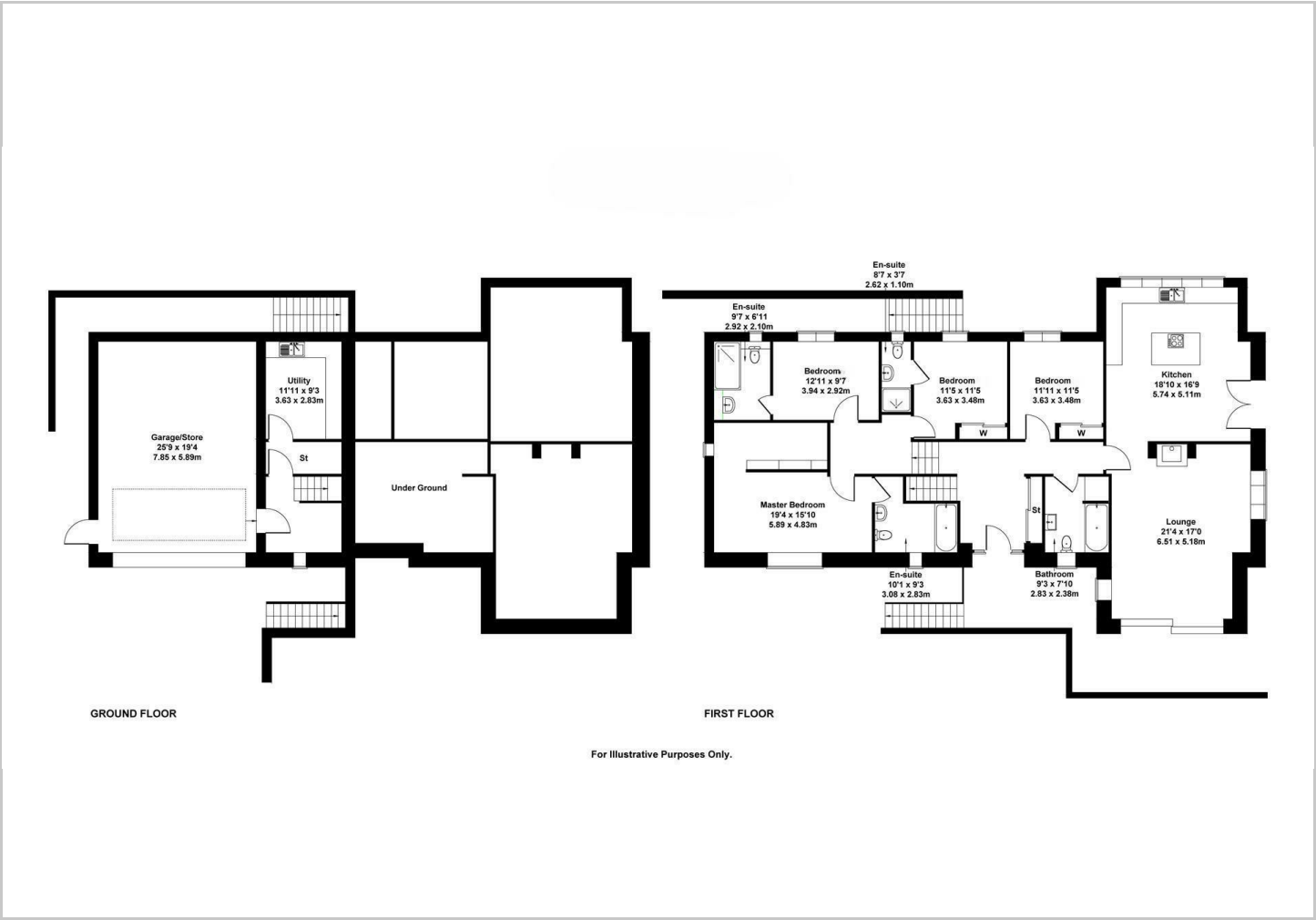
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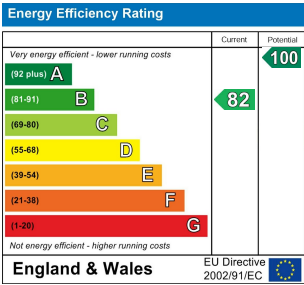
Floor Plans



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.