



10 The Brook, Culgaith, CA10 1SJ

Guide price £440,000





# 10 The Brook

Culgaith, CA10 1SJ

- Executive Style 4 Bed Detached House
- Well Proportioned Room Sizes
- Built by Renowned Local Builders Willan Homes
- 1729sq ft of Luxury Living Space
- Excellent Village Amenity Including School & Pub
- Immaculate Condition Throughout
- 4 Double Bedrooms & 2 Bathrooms
- Sought After Location in Culgaith Village
- Excellent Access to the Eden Valley & Lake District
- Viewing is Essential

Elegant, spacious and practical, this modern 4-bed detached executive home ticks all the boxes. Found in pristine 'turn-key' condition and showcasing an impressive 1729 square feet of luxurious living space which has been beautifully maintained by the current owners. Situated on a large private plot, this residence features impeccable gardens both at the front and rear, along with a generous driveway giving plentiful private parking. Nestled within the sought-after village of Culgaith, within an exclusive Willan Homes development, this exquisite property seamlessly combines convenience and tranquillity. Its proximity to Penrith and surrounding areas makes it an ideal choice for commuters, without compromising on the serene village setting. Nearby amenities and a local school, coupled with doorstep access to countryside walks leading into the Lake District National Park and the Eden Valley, further enhance the appeal of this exceptional property."



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<b>Entrance Hallway</b>	
<b>Ground Floor W/C</b>	
<b>Lounge</b>	13'3" x 14'9" (4.06 x 4.52)
<b>Kitchen Diner</b>	25'11" x 12'8" (7.90 x 3.87)
<b>Utility Room</b>	5'8" x 7'5" (1.75 x 2.27)
<b>Garage</b>	20'2" x 9'3" (6.15 x 2.82)
<b>First Floor Landing</b>	
<b>Principal Bedroom</b>	14'0" x 11'7" (4.27 x 3.55)
<b>En-Suite Shower Room</b>	7'5" x 5'2" (2.27 x 1.60)
<b>Dressing Room</b>	14'0" x 4'9" (4.29 x 1.45)
<b>Bedroom Two</b>	14'10" x 9'8" (4.53 x 2.95)
<b>Bedroom Three</b>	11'6" x 10'10" (3.52 x 3.31)
<b>Bedroom Four</b>	12'10" x 9'7" (3.93 x 2.94)



**Family Bathroom**

**Outside**

**Please Note**

**Services**

9'10" x 6'8" (3.01 x 2.04)

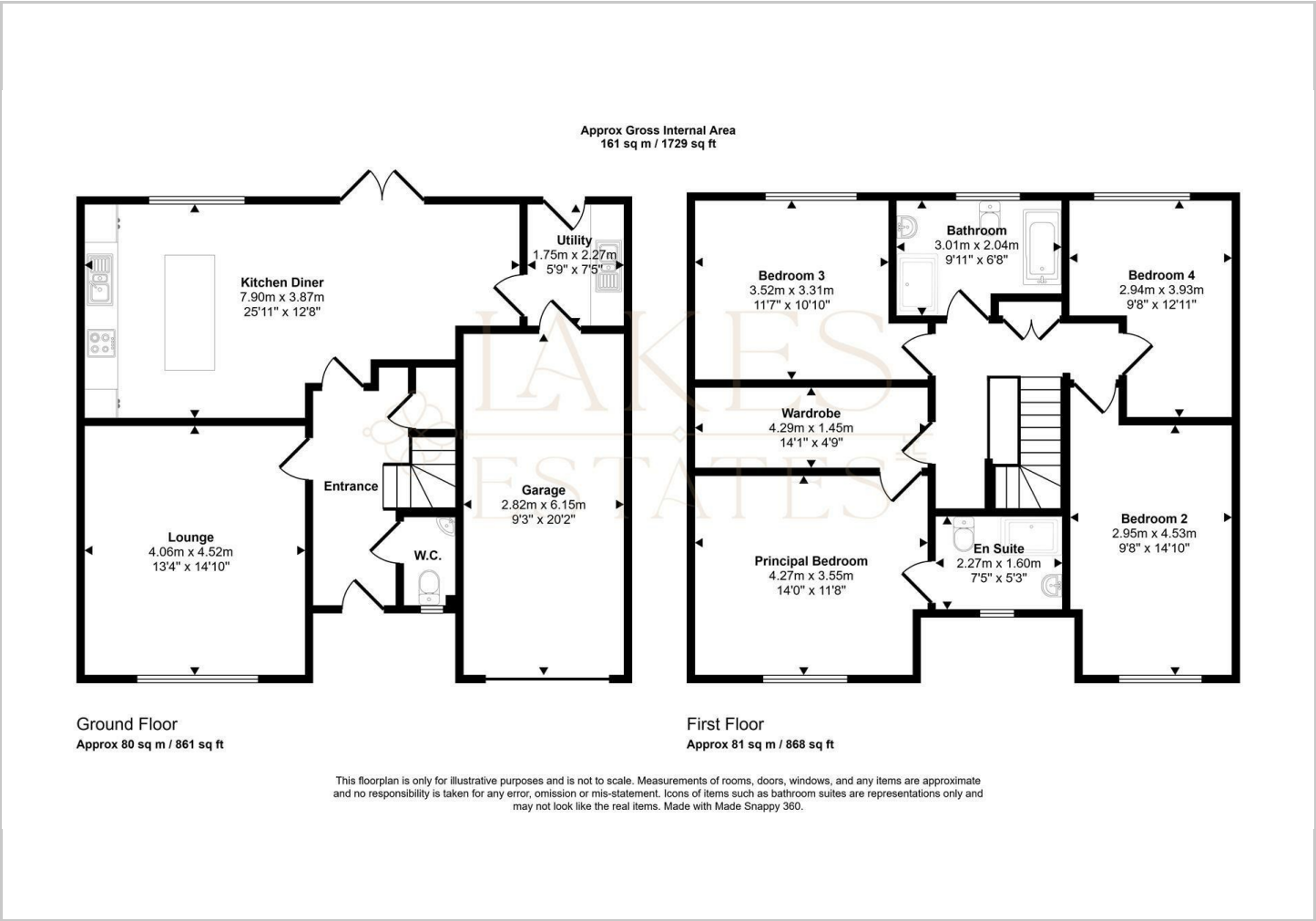
## Directions

From Penrith, head East on the A66 towards Appleby. After approximately 7 miles exit the A66 signposted 'Culgaith'. Turn right towards Temple Sowerby and after the bridge over the River Eden turn left signposted 'Culgaith'. As the road forks, keep left. Turn right onto Otters Holt and follow the road round to The Brook. The property is on the right-hand side towards the end of the cul-de-sac.





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.

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,  
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Location Map



Energy Performance Graph

