

## Skirwith

**£400,000**

Aglionby House, Kirkland Road, Skirwith, Penrith, Cumbria, CA10 1RL

An enchanting picturesque eighteenth century sandstone built three bedroom cottage enjoying a delightful south facing setting with an open front outlook in the charming traditional Eden Valley conservation village of Skirwith and retaining a range of characterful original period features.

### Quick Overview

Enchanting picturesque eighteenth century sandstone built cottage  
Delightful location in a traditional rural Eden Valley conservation village  
South facing setting with an open front outlook  
Seven miles from Penrith and two miles from Langwathby  
Three bedrooms and two bath / shower rooms  
Living room, dining kitchen, study hall and garden room  
Characterful original period features including exposed beams and stone paved floors



3



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4



F



Superfast  
80 Mbps



1

Property Reference: P0197





Living Room



Dining Kitchen



Study Hall



Garden Room

An enchanting picturesque eighteenth century sandstone built three bedroom cottage enjoying a delightful south facing setting with an open front outlook in the charming traditional Eden Valley conservation village of Skirwith and retaining a range of characterful original period features including exposed beams and stone paved floors.

Skirwith is located amidst unspoiled open countryside approximately seven miles from Penrith. There is a village church and hall. Langwathby village is only two miles away and provides a wider range of amenities including public house, shop / post office, primary school and railway station situated on the famous Carlisle to Settle line. The village features several thriving local activities.

#### Accommodation

##### Ground Floor:

**Dining Kitchen** 16' 9" x 14' 10" (5.11m x 4.52m)

With windows to two elevations, fitted base and wall units, sink unit with mixer tap, space for fridge/ freezer and dish washer, window seat, electric radiator.

**Living Room** 14' 10" x 12' 10" (4.52m x 3.91m)

Feature sandstone fireplace and wood burning stove, window seat, electric radiator.

##### Rear Hall

With electric radiator, external door to rear courtyard garden.

##### Utility Room

With WC, wash hand basin, sink unit, plumbing for washing machine, electric radiator.

**Study Hall** 9' 4" x 9' 3" (2.84m x 2.82m)

With electric radiator, double doors to garden room.

**Garden Room** 15' 9" x 8' 11" (4.8m x 2.72m)

With electric radiator, double doors to rear garden.

##### First Floor:

##### Landing

**Bedroom One** 14' 9" x 13' 4" (4.5m x 4.06m)

With two windows, radiator, built in cupboard.

##### En-suite Shower Room

With WC, wash hand basin, shower cubicle, ceramic wall tiling, heated towel rail.

**Bedroom Two** 14' 9" x 13' 5" (4.5m x 4.09m)

With radiator, built in cupboard.

**Bedroom Three** 9' 4" x 9' 4" (2.84m x 2.84m)

With roof window.

##### Bathroom

With WC, wash hand basin, bath with shower over, ceramic wall tiling, radiator.





Living Room



Garden Room





Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

**Outside:** Front walled forecourt garden with pedestrian access gate, stocked and shrubbed borders, feature dwarf box hedging, sandstone paved terrace, on-site cobble surfaced parking space, side sandstone pathway, private rear walled and sandstone paved courtyard Mediterranean style garden with feature pond including fountain, stocked and shrubbed borders, established trees, substantial stone-built garden store / workshop with electric light, power and water being suitable for a variety of uses, additional store, pedestrian access gate from side pathway.

The property benefits from views to the green and children's play park. There is additional parking on the nearby green.

#### Services

Mains water, electricity and drainage. Electric radiators. Double glazed throughout.

#### Tenure

Freehold.

#### Council Tax

Band D.

#### Viewing

By appointment with Hackney and Leigh's Penrith office.

#### Directions

From Penrith proceed on the A686 through Langwathby village and follow the road signposted to Skirwith. Upon entering Skirwith village continue to the left of the green and across the crossroads. The property is located within the row of dwellings on the left.

#### Price

£400,000





Front Elevation



Garden Store / Workshop





Courtyard



Courtyard

Request a Viewing Online or Call 01768 593593



## Meet the Team

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# Aglionby House, Kirkland Road, Skirwith, Penrith, CA10 1RL

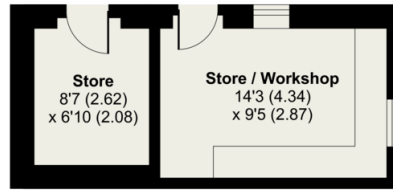
Approximate Area = 1564 sq ft / 145.3 sq m

Limited Use Area(s) = 137 sq ft / 12.7 sq m

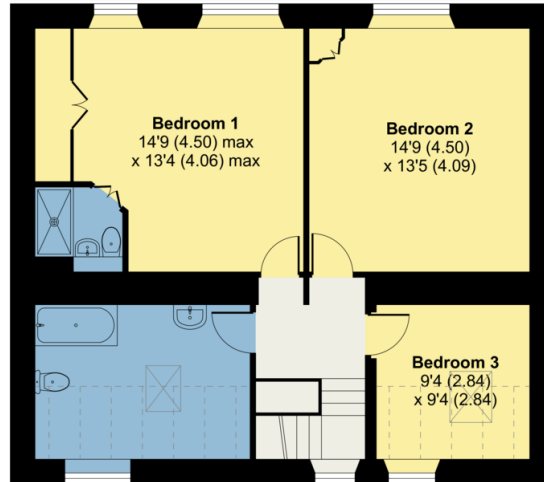
Outbuilding = 201 sq ft / 18.6 sq m

Total = 1902 sq ft / 176.6 sq m

For identification only - Not to scale

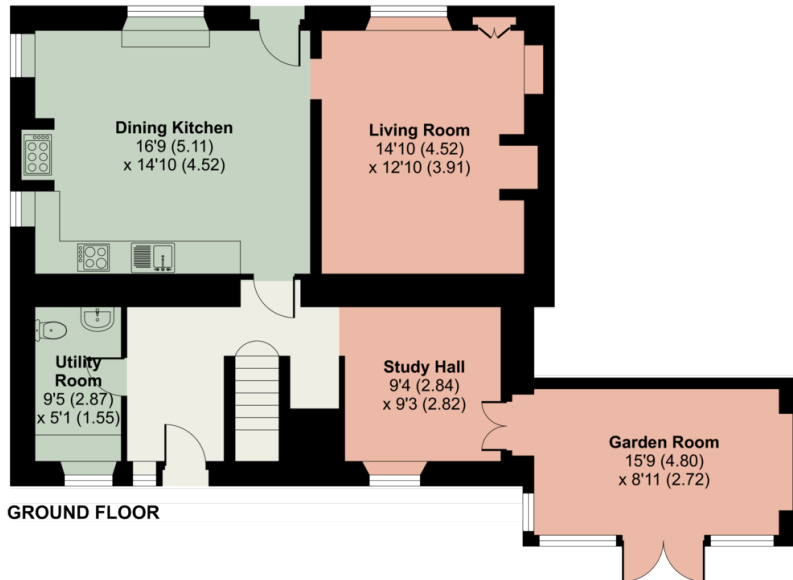


## OUTBUILDINGS



Denotes restricted  
head height

## FIRST FLOOR



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 993550

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