



Skirwith

£375,000

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



2



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

£375,000

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Front Elevation



Garden Store / Workshop



Courtyard



Courtyard

Request a Viewing Online or Call 01768 593593

Meet the Team

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Approximate Area = 1564 sq ft / 145.3 sq m

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

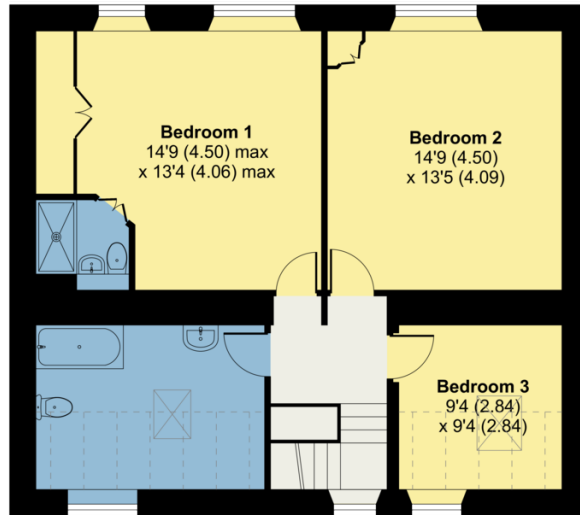
Outbuilding = 201 sq ft / 18.6 sq m

Total = 1902 sq ft / 176.6 sq m

For identification only - Not to scale

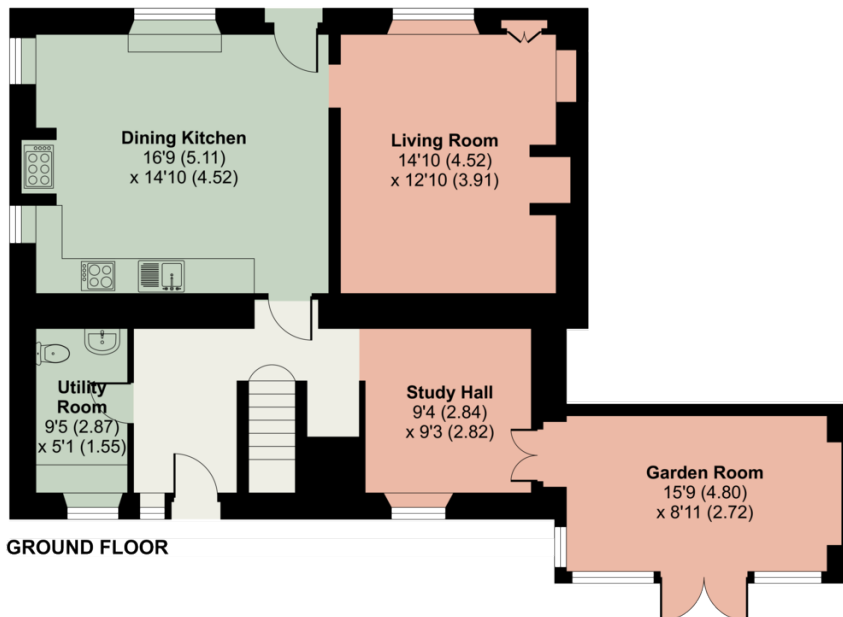


OUTBUILDINGS



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). © n/checom 2023. Produced for Hackney & Leigh. REF: 993550

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