



Skirwith

£585,000

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

Nestled amidst the breathtaking beauty of the Eden Valley, this exquisite sandstone semi detached property offers a harmonious blend of traditional elegance and modern comfort, with its high ceilings throughout and original features with polished wooden floorboards. This home exudes a timeless charm that is sure to captivate. This home is more than just a property; It is a lifestyle choice, offering the perfect blend of rural tranquillity and modern living, amidst an area of outstanding natural beauty and conservation area. Whether you are seeking a peaceful retreat or a family home with character, this property is a rare gem that promises to enchant and delight.

The entrance hall sets the tone, inviting you to explore the harmonious layout of this delightful property, allowing access into the sitting room, dining room, utility and kitchen. Polished floorboards with wooden stairs leading to the upper floor. To your right, discover the spacious sitting room, where a cosy multi fuel log burner with stone surround serves as the focal point, providing warmth and a welcoming ambience. High ceilings, polished wooden flooring with double glazed sash window to front aspect provide views of the front garden and rolling countryside.

Quick Overview

4 Bedroom semi detached sandstone
farmhouse

Sitting room & formal dining room

Utility room & boot room

Located in an area of outstanding
natural beauty and conservation area

Generous plot with stunning views

Driveway for ample parking

Broadband - Superfast available



4



2



2



E



Superfast
available



Driveway

Property Reference: P0419



Kitchen/ Diner



Dining Room



Kitchen/ Diner



Sitting Room

Stepping from the hallway into the kitchen/ dining room which is a culinary haven, and is designed for both functionality and style, offering ample space for casual dining. Featuring multi fuel log burner and stone surround, integrated electric hob, double oven and extractor with availability for dishwasher and fridge. Cream speckled coloured worktops with cream coloured wall and base units. Stainless steel sink with mixer taps. Part tiled with stone flooring. Double glazed sash window to side and rear aspect. Access into the boot room. Leading from the hallway into the formal dining room, which is perfect for hosting dinner parties or family gatherings and is designed for both functionality and style. Log burner with stone hearth, high ceilings and polished wooden flooring. Double glazed sash window to front aspect.

The property boasts a practical utility room, ensuring that everyday chores are kept separate from the main living areas. Fitted cupboards allow for additional storage space, with availability for a free standing fridge/ freezer. A convenient three piece shower room and a thoughtfully designed boot room cater to the needs of an active lifestyle, providing space for outdoor gear and ensuring the home remains pristine.

Upstairs, the 4 generously sized double bedrooms complete with high ceilings and polished wooden floorboards enhance the sense of space and light creating an airy and inviting retreat with the added benefit of each bedroom offering its own unique view of the rolling countryside. Bedroom 1 is a large double bedroom with double glazed sash window to front aspect. Bedroom 2 is a large double bedroom with double glazed sash window to rear aspect. Bedroom 3, also a spacious double bedroom with double glazed sash window to front aspect and bedroom 4 is a large double bedroom with double glazed sash window to rear aspect. Four piece family bathroom with WC, rolltop bath with hot and cold taps, shower, and basin with vanity unit and mixer taps. Heated towel rail. Double glazed sash window to front aspect. Part tiled with polished wooden floorboards.

Outside, the property is surrounded by gorgeous countryside, offering stunning views that change with the seasons. The drive provides ample parking, ensuring convenience for both residents and guests. The front garden includes stone wall and railing boundary with chipped stones patio, grassed lawn, shrubs and trees of various sizes. The large rear garden boasts a jaw dropping backdrop with stunning views of the Pennines in the distance. Stone wall and wooden fence boundary with grassed lawn, patio area, shrubs and trees of various sizes.

Skirwith is a small village located amidst unspoiled open countryside approximately seven miles from Penrith with easy access to the Lake District. There is a village church and hall. Langwathby village is approximately two miles away and provides a wider range of amenities including public house, shop / post office, primary school and railway station. The property is within the catchment area for the school bus service to Penrith.

Accommodation with approx. dimensions

Ground Floor

Hallway

Kitchen/ diner
13'10" x 12'4" (4.21m x 3.77m)

Sitting Room
14'6" x 13'6" (4.41m x 4.12m)

Dining Room
13'6" x 12'11" (4.12m x 3.94m)

Utility Room

Shower Room

Boot Room
11'1" x 7'1" (3.38m x 2.16m)



Sitting Room



Aerial View



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

First Floor

Landing

Bedroom One

13'11" x 13'8" (4.23m x 4.17m)

Bedroom Two

13'10" x 12'4" (4.22m x 3.77m)

Bedroom Three

13'8" x 11'3" (4.17m x 3.42m)

Bedroom Four

12'6" x 10'7" (3.82m x 3.23m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band D

Services and Utilities

Mains electricity, mains water and mains drainage. Oil heating and 3 wood burners

EPC

Band E. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Superfast available.

What3words Location

///promising.mule.full

From Penrith head south-east on Little Dockray towards Corn Market/A592. Take Great Dockray, Princess Street and A6 to Roper Street. Take Regional Route 71 to Carleton Avenue/ A686 and turn left onto Carleton Avenue/ A696. Drive to Kirkland Road. After approx. 3 miles turn right, continue straight and the property will be on the left hand side.

Viewings

By appointment with Hackney and Leigh's Penrith office

Agent's Notes

We have been advised the neighbour submitted planning approval for an extension

Price

£585,000

Anti-Money Laundering (AML) Regulations

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Request a Viewing Online or Call 01768 593593



Bathroom



Rear Aspect and Garden



Garden



Garden

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Meet the Team

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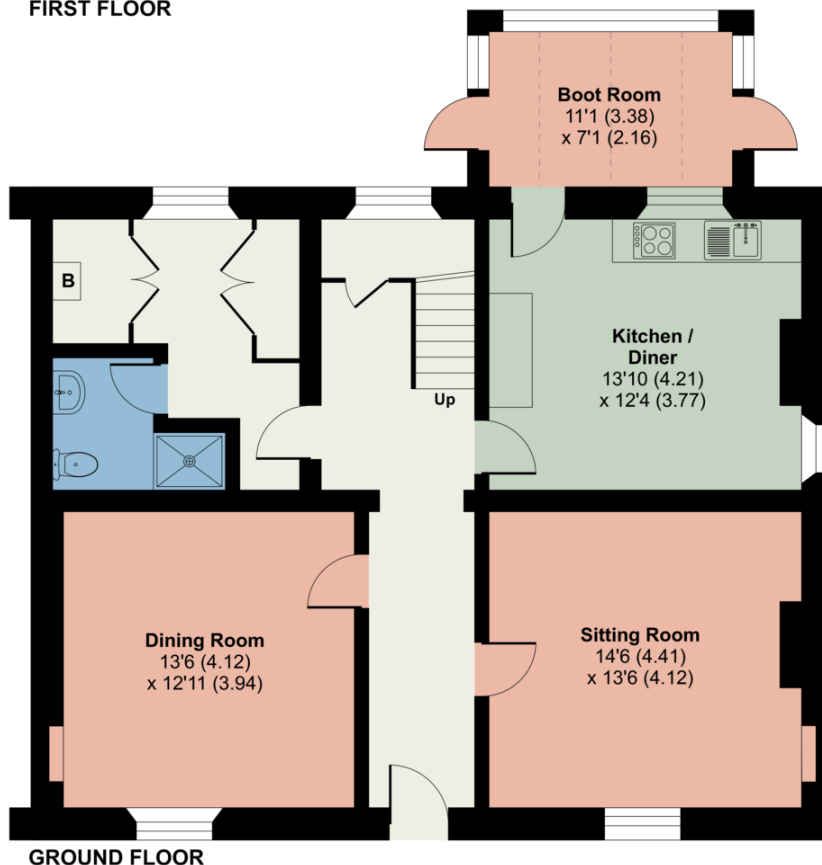
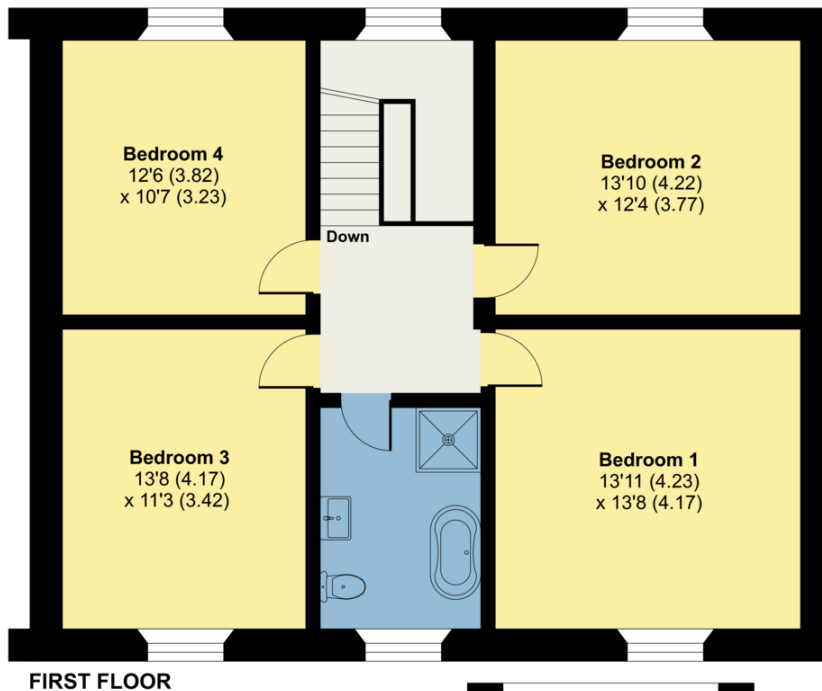
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Kirkland Road, Skirwith, Penrith, CA10 1RL

Approximate Area = 1910 sq ft / 177.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1254586

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