

Culgaith

£330,000

7 Otters Holt, Culgaith, Penrith, Cumbria, CA10 1SG

Welcome to your dream home, where comfort meets style with a beautifully designed layout. Located in a tranquil cul-de-sac within the charming village of Culgaith, this splendid link detached house offers the perfect blend of comfort and convenience. Presented to the market with its spacious interiors and idyllic location, this home is an ideal choice for those seeking a harmonious blend of comfort and village charm.

As you enter the house, you're greeted by a welcoming entrance hall that sets the tone for the rest of this home, welcoming you to venture inside. Carpeted stairs lead to the upper floor. On your left, discover the spacious living room, a perfect space for relaxation and family gatherings.

Quick Overview

4 Bedroom link detached house
Dining kitchen & breakfast bar
Spacious living room
Bedroom 1 with En- suite
Utility Room
Beautifully presented
Village location
Double driveway
Integral garage
Ultrafast broadband available



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Ultrafast
broadband
available



Driveway &
Garage

Property Reference: P0440



Dining Kitchen



Dining Kitchen



Living Room



Bedroom One

The living room is spacious in size with a double glazed window to front aspect, bringing in lots of natural light. Sliding doors seamlessly connect to the dining kitchen. Carpet flooring. Leading from the entrance hallway into the heart of the home, the inviting dining kitchen, a space that truly caters to family gatherings and culinary adventures. Sliding doors lead into the living room creating an open-plan arrangement that encourages a natural flow of light and conversation, creating an ideal setting for entertaining or simply relaxing with loved ones. The kitchen features, breakfast bar, integrated electric hob, double ovens and extractor. Integrated dishwasher and fridge/freezer. Stainless steel sink with hot and cold taps. Dark grey coloured worktops with wooden effect wall and base units. Part tiled with vinyl flooring. Double glazed window with double glazed patio doors to rear aspect, inviting the beauty of the enclosed garden indoors.

For added convenience, there is a downstairs WC and utility room providing additional space for laundry and storage keeping the main living areas clutter-free with availability for a washing machine and tumble dryer. Stainless steel sink with mixer taps, dark coloured worktops with wall and base units. A cupboard houses the boiler. Part tiled with vinyl flooring. Access to rear aspect and integral garage.

Venture upstairs to discover 4 generous sized bedrooms and family bathroom. The spacious landing area providing a seamless flow between rooms, enhancing the sense of space and connectivity throughout the upper floor. Bedroom 1 is a true sanctuary, featuring fitted wardrobes and a private En-suite bathroom that promises a touch of luxury and convenience. Double glazed window to front aspect. Carpet flooring. Three piece En- suite with shower, WC, vanity unit with basin. Heated towel rail. Double glazed window to front aspect. Fully tiled. Bedroom 2 is a large double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 3, is also a large double bedroom with fitted wardrobes. Double glazed window to rear aspect. Carpet flooring. Bedroom 4 is a good sized single bedroom with storage space. Double glazed window to rear aspect. Carpet flooring. Three piece family bathroom with shower over bath, WC and vanity unit with basin. Heated towel rail. Fully tiled. Double glazed to rear aspect.

Low maintenance front garden with wooden fence and shrubbery boundary. Grassed lawn, with Monoblock driveway for ample parking. The rear garden is a private oasis, perfect for children to play safely or for hosting al fresco dinners during the warmer months. Its enclosed nature ensures peace of mind while offering a serene backdrop for relaxation and leisure. Wooden fence boundary, patio area, garden shed and grassed lawn.

The picturesque village of Culgaith is nestled within the Eden Valley approximately 8 miles from the market town of Penrith. The picturesque surroundings of the Eden Valley and within easy reach of the Lake District and Dales National Parks make it an inviting place to live. "Otters Holt is situated on the edge of the village of Culgaith, which offers a community with a primary school, public house, park and church and is easily accessed from the A66. Penrith is a historic market town hosting the main amenities including two high schools; Ullswater Community College, and Queen Elizabeth Grammar School. Both are excellent and cater to various academic needs. School buses run to each from the local villages.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Dining Kitchen 21' 6" x 10' 7" (6.55m x 3.23m)

Living Room 16' 1" x 10' 11" (4.9m x 3.33m)

Utility Room 10' 2" x 6' 8" (3.1m x 2.03m)

Downstairs WC

Garage 18' 11" x 9' 9" (5.77m x 2.97m)

First Floor

Bedroom One 12' 2" x 10' 11" (3.71m x 3.33m)

En- suite

Bedroom Two 15' 11" x 9' 7" (4.85m x 2.92m)

Bedroom Three 10' 10" x 10' 4" (3.3m x 3.15m)

Bedroom Four 10' 7" x 9' 1" (3.23m x 2.77m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band D

Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Oil central heating.

Energy Performance Certificate (EPC) Rating

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

Broadband Speed

Ultrafast available

Directions

At Kemplay Bank roundabout, take the 2nd exit onto A66. Turn left towards B6412, turning right onto B6412 and turn left to stay on this road. Slight left, turning right onto Otters Holt, The property will be on the left hand side

What3words Location

///stir.unheated.observers

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£330,000

Anti-Money Laundering (AML) Regulations

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).



Bedroom Two



Bedroom Three



Bedroom Four



Rear Aspect

Otters Holt, Culgaith, Penrith, CA10 1SG

Approximate Area = 1315 sq ft / 122.1 sq m

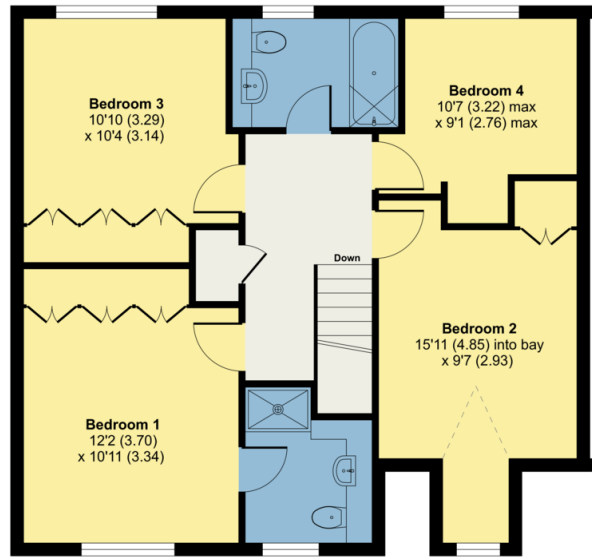
Limited Use Area(s) = 20 sq ft / 1.8 sq m

Garage = 191 sq ft / 17.7 sq m

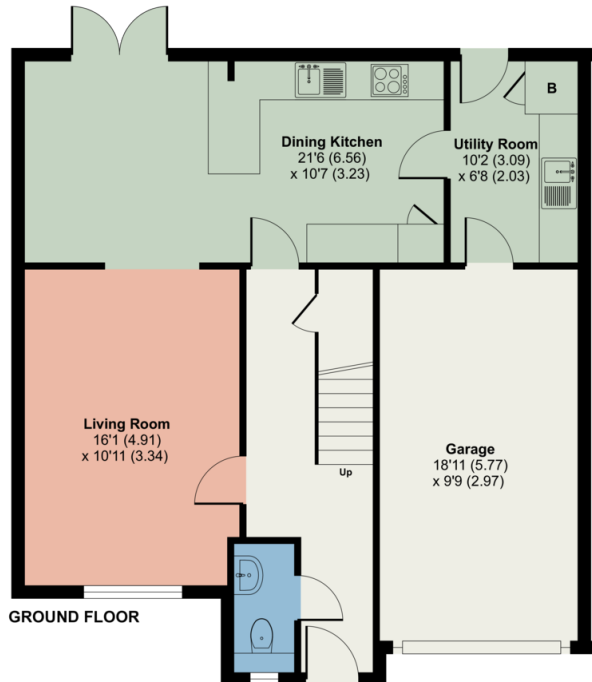
Total = 1526 sq ft / 141.6 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



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:

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