



Culgaith

£350,000

10 Chestnut Close, Culgaith, Penrith, CA10 1QX

Positioned within a peaceful cul-de-sac with the perfect balance of rural serenity and modern convenience, this link detached home offers a harmonious blend of modern living and countryside charm.

Set on a generous plot, the property boasts ample off-road parking and detached garage, with a stunning backdrop of the countryside and distant Pennines.

As you enter through the welcoming entrance hall, you'll be greeted by carpeted stairs leading to the upper floor. To the right, the inviting living room awaits, featuring a double-glazed window that bathes the space in natural light. A modern electric fire adds a cosy touch, while French doors seamlessly connect the living room to the kitchen/ dining room, creating a fluid and functional layout perfect for family gatherings and entertaining.

Quick Overview

3 Bedroom link detached house

Situated on a large plot

Fitted kitchen/ dining room

Living room & sitting room

Utility room

No onward chain

Ample off-road parking & garage

Countryside & Pennines views

Ultrafast Broadband available



3



2



2



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Ultrafast
Available



Driveway &
garage

Property Reference: P0487



Kitchen/ dining room



Living Room



Sitting Room



Kitchen

On the left from the hall, you'll find the charming sitting room, a versatile space that can be tailored to suit your lifestyle needs, whether as a quiet reading nook or a vibrant playroom for the children. Double glazed window to front aspect. Carpet flooring. The spacious fitted kitchen/dining room is truly the heart of the home with french doors that open into the living room, enhancing the sense of space and connectivity. Featuring a free-standing cooker, double oven and extractor. NOTE. Cooker can be included in the sale. Stainless steel sink with hot and cold taps. Storage cupboard. Black coloured worktop with ample wall and base units. Part tiled with laminate flooring. Double glazed window with double glazed patio doors to rear aspect which flood the room with natural light, offering views of the rolling countryside and Pennines in the distance. Adjacent to the kitchen/ dining room is the utility room which provides extra storage and laundry facilities, keeping the main living areas clutter-free with availability for a washing machine and fridge. Double glazed window with access to rear aspect and access into the sitting room.

There is also a downstairs WC for added convenience.

Venture upstairs to find 3 bedrooms and family bathroom. Bedroom One is a generous sized double bedroom with fitted mirrored wardrobes and modern En- suite. Double glazed window to front aspect. Carpet flooring. Three-piece En- suite featuring waterfall shower over jacuzzi bath, WC, basin and heated towel rail. Double glazed window to side aspect. Partial splashback with laminate flooring. Bedroom Two is a good-sized double bedroom with storage cupboard. Double glazed window to rear aspect with views over to the majestic Pennines. Carpet flooring. Bedroom Three is a single bedroom, which could easily be used as a home office. Double glazed window to front aspect. Carpet flooring.

The rear garden is complete with a charming stone wall, features a delightful raised decked patio providing the perfect spot for alfresco dining, while a separate patio area offers additional space for relaxation. Lush grass is framed by shrubs and trees of various sizes, providing both shade and a sense of seclusion. The garden's crowning glory is its breathtaking views of the surrounding countryside and the distant Pennines, offering a picturesque backdrop for every occasion. Low maintenance front garden. Additionally, there is ample off-road parking, complete with 2 driveways and detached garage.

The picturesque village of Culgaith is nestled in the Eden Valley approximately 8 miles from Penrith with views to the Lake District and the Pennines. Culgaith offers a village school, village hall, recreation ground and public house and is well located for the A66.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ Dining Room

9' 8" x 16' 11" (2.95m x 5.16m)

Living Room

17' 11" x 9' 3" (5.46m x 2.82m)

Sitting Room

17' 3" x 9' 6" (5.26m x 2.9m)



Bedroom One



En- suite



Bedroom Two



Bedroom Three



Bathroom



Ordnance Survey

Utility Room

5' 9" x 9' 6" (1.75m x 2.9m)

Downstairs WC

First Floor

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m)

En- suite

Bedroom Two

9' 6" x 9' 10" (2.9m x 3m)

Bedroom Three (TBC)

Bathroom

Outside

Garage

23' 4" x 10' 9" (7.11m x 3.28m)

Property Information

Tenure

Freehold

Council Tax

Band D

Westmorland & Furness Council

Services & Utilities

Mains electricity, mains water, mains drainage. Oil fired heating

Energy Performance Certificate

Band D

An Energy Performance Certificate will be available upon request.

Directions

From Kemplay Bank roundabout in Penrith, take the 3rd exit and stay on A66. Turn left towards B6412, and first right. Turning left to stay on B6412. Follow road over railway line and into the village of Culgaith. Turning right at "T junction" and first right onto Chestnut Close. The property will be on the right hand side before the road bears left

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

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Kitchen/ dining room



Rear Garden



Rear Garden



Drive & Garage

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area*
126.5 m²
1362 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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