

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

37 Otters Holt, Culgaith, CA10 1SG



- **Modern Detached Family Home at the Head of a Cul-de-Sac**
- **Popular Eden Valley Village Between Penrith and Appleby**
- **Living Room, Large Dining Kitchen Day Room, Utility Room + Cloakroom**
- **4 Bedrooms, En-Suite Shower Room and House Bathroom**
- **Off Road Parking + Adjoining Double Garage with Automatic Door**
- **Generous Garden to the Rear with a Large Patio and Lawn**
- **uPVC Double Glazing + LPG Central Heating from a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

Price £465,000

Positioned at the head of the cul-de-sac in the increasingly desirable Eden Valley village of Culgaith, 37 Otter's Holt is a spacious modern family home with accommodation comprising: Hallway, Living Room, Dining Kitchen Day Room, Utility Room, Cloakroom, 4 Bedrooms, an En-Suite Shower Room + House Bathroom. Outside there is Off Road Parking and an Adjoining Double Garage with Automatic Door and a partitioned off Office. To the rear of the house is a generous Garden with a large Flagged Patio and Lawn. The property also benefits from uPVC Double Glazing, LPG Central Heating via a Condensing Boiler and there is a Multi Fuel Stove in the living room.

Location

From Penrith head East on the A66. On the second section of dual carriageway, take the first exit, signposted to Culgaith and Temple Sowerby and turn right at the T-junction. Drive over the bridge and turn left, signposted to Culgaith. After 1/3 mile, fork left and follow the road for approximately 1/4 mile and turn right into Otter's Holt, number 37 is at the head of the cul-de-sac.

Amenities Penrith

In the village of Culgaith, there is a village school and a public house. All main facilities are in Penrith.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is via an LPG condensing boiler.

Tenure

The property is freehold and the council tax is band E

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through an open porch with composite security door, with side window, to the;

Hallway 6'8 x 13'7 + 6'10 x 5,2 (2.03m x 4.14m + 2.08m x 1.52m,0.61m)

A large recessed coat cupboard provides hanging and shelf space. Stairs, with natural wood spindles and banister lead off to the first floor. There is a double radiator and oak doors lead to the dining room, dining kitchen, cloakroom and;



Living Room 19' x 12'11 (5.79m x 3.94m)

A multi fuel stove is set in an inglenook with a granite hearth and a rustic timber lintel. uPVC double glazed windows face to the front and side, double glazed patio doors lead out to the rear garden and there are two double radiators, a 5amp lighting ring, a TV point, a satellite lead and a telephone point.



Dining Kitchen Day Room 14'2 x 14'1 + 15'9 x 10'5 (4.32m x 4.29m + 4.80m x 3.18m)

In the dining area the floor is oak and there are two double radiators and uPVC double glazed patio doors to the rear.



The kitchen is fitted with a range of oak fronted units with a granite work surface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and tiled splashback. There is a built in mid height electric double oven and an LPG hob with extractor hood above, an integral fridge freezer and dishwasher. There are recessed down lights to the ceiling, the floor is laminate tiled and uPVC double glazed windows face to the side and rear. A door opens to the;



Utility Room 5'7 x 10'5 (1.70m x 3.18m)

Fitted with a range of oak fronted units with a granite work surface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and tiled splashback. There is an integral washing machine, a single radiator and laminate tiled flooring. A uPVC double glazed door leads outside.



Cloakroom

Having a wash hand basin and a toilet with a concealed cistern, ceramic tiled flooring, a single radiator and a uPVC double glazed window.



First Floor - Landing

A recessed airing cupboard houses a single radiator and has hanging & shelf space, A uPVC double glazed window faces to the front and there is a single radiator. Oak doors lead off.

Bedroom One 15'10 x 13'2 (4.83m x 4.01m)

Having uPVC double glazed windows to two sides, a double radiator, a TV point and a telephone point. A sliding interconnecting door leads to bedroom three and a door leads to the;



En - Suite 4'9 x 9'7 plus shower (1.45m x 2.92m plus shower)

Fitted with a toilet and a wash basin set in a vanity unit with a concealed cistern, a storage cabinet and a lighted mirror over, There is a shower enclosure, tiled to three sides with a mains fed shower. The walls & floor are tiled and there is a shaver socket, a chrome heated towel rail and a uPVC double glazed window to the front.



Bedroom Two 10'4 x 13'1 plus wardrobe (3.15m x 3.99m plus wardrobe)

A recessed wardrobe to one wall provides hanging and shelf space and there is a single radiator, a telephone point and a uPVC double glazed window to the rear.



Bedroom Three 14'4 max x 10'10 (4.37m max x 3.30m)

Built in wardrobes to one wall provide hanging and shelf space and a ceiling trap gives access to the roof space. There is a telephone point, a double radiator and a uPVC double glazed window. A sliding interconnecting door leads to bedroom one.



Bedroom Four 6'2 x 9'5 (1.88m x 2.87m)

Having a telephone point, a double radiator and a uPVC double glazed window.



Bathroom 10'2 x 6'7 (3.10m x 2.01m)

Fitted with a bath, a toilet and a wash basin set in a vanity unit with a storage cupboard, concealed cistern and a lighted mirror over. A separate shower enclosure has a mains fed shower. The floor is tiled, the walls are fully tiled and there is a shaver socket, a chrome heated towel rail and a uPVC double glazed window.



Outside

A block paved drive to the front of the house provides off road parking over which there is access to the;

Garage 19'6 x 19'6 (5.94m x 5.94m)

Having an automatic up & over door, light, power and water. A wall mounted Worcester LPG condensing combi boiler provides the central heating and hot water via a pressurised hot water tank. There are 2 radiators and 2 uPVC double glazed windows. There is built in shelving & cupboards and a partitioned off office which could easily be removed to re-instate a two car garage.

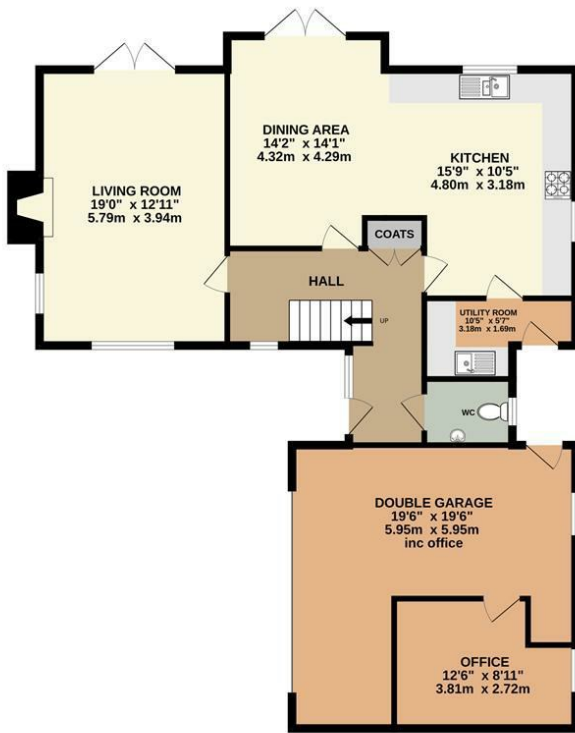


To the side of the garage is an area of garden to grass with a fenced off storage area and a shed.

A path and gate to each side of the house leads to the rear where there is a large stone flagged patio with a retaining wall and steps up to a large garden to lawn with shrub borders.



GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.

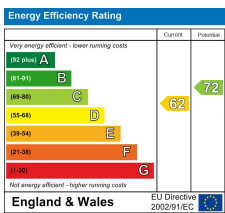


1ST FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 1980 sq.ft. (184.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer
These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection
We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

