

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

10 Drovers Mount, Little Salkeld, Cumbria, CA10 1FE



- **Impeccable and Stylish Modern Detached Bungalow**
- **Delightful and Peaceful Rural Location in the Eden Valley with Open Views**
- **Living Room + Large Dining Kitchen Open to Garden Room**
- **2 Double Bedrooms, En-Suite Shower + House Bathroom**
- **Generous Well Maintained Gardens with South +Westerly Aspect**
- **Off Road Parking + Adjoining Garage with Automatic Door**
- **uPVC Double Glazing + Air Source Heat Pump Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - B**

Price £395,000

Combining excellent modern efficiency with a distinctive stylish design and set in a beautiful and peaceful rural setting in the heart of the Eden Valley, 10 Drovers Mount is an impressive, comfortable bungalow occupying a generous plot in this desirable cul-de-sac. The accommodation comprises: Entrance Hall, Living Room, Dining Kitchen open into the Garden Room, 2 Double Bedrooms, En-Suite Shower Room + House Bathroom. To the front of the house is a well kept garden and Off Road Driveway Parking Area for 4 cars leading to an Adjoining Garage. To the rear is an Enclosed Garden mainly to lawn interspersed with fruit trees and shrubs and two patios by the house. The garden enjoys a south westerly aspect with a high level of natural light, a good degree of privacy and an outlook across the Eden Valley. The property uses a high level of Insulation along with uPVC Double Glazing and an Air Source Heat Pump to give an energy performance rating of B.

Location

From Penrith town centre, head south on King Street which becomes Victoria Road and then Bridge Lane to the Kemplay Foot roundabout. Take the first exit on the A686, signposted to Langwathby and Melmerby and follow the road into Langwathby. At the village green take the first left turn, just prior to the pub signposted to Little Salkeld and Glassonby. After 1.25 miles, turn right, signposted to Winskill and Melmerby, Drovers Mount is the first turn on the right.

Amenities

In the neighbouring village of Langwathby, approximately 1 ½ miles, there is an infant and primary school, a village shop with Sub Post Office, Church and a public house. There is a railway station on the Settle Carlisle line, giving commuter access to Carlisle and Leeds city centre. All main facilities are in Penrith 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 by an air source heat pump.

Tenure Freehold

The property is freehold and the council tax is band C.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a broad oak panelled door to the;

Hall

Having oak effect LVT flooring with underfloor heating. A ceiling trap with drop down ladder gives access to the insulated loft space where a pressurised hot water tank is located. There is a recessed coat cupboard and oak panel doors lead off.



Sitting Room 11'9 x 15'4 (3.58m x 4.67m)

A natural stone fireplace houses an electric flame effect fire. There is underfloor heating, a TV point, a telephone point and a 5 amp lighting ring. uPVC double glazed double doors with integrated blinds to the rear open onto the garden and gives a view across the Eden valley.



Dining Kitchen 16'4 x 12'9 (4.98m x 3.89m)

Fitted to two sides with a shaker style grey units and a marble effect work surface incorporating a stainless steel single drainer sink and mixer tap. There is a built in electric oven and an induction hob with extractor hood, an integrated fridge freezer, a dishwasher, washing machine and a tumble dryer.



The ceiling has recessed downlights, the flooring is oak effect LVT with underfloor heating. A uPVC double glazed window faces to the side and a broad opening leads to the.



Garden Room 10'3 x 11' (3.12m x 3.35m)

Having uPVC double glazed windows to three sides with integrated blinds and a solid peaked roof. Oak effect LVT flooring has underfloor heating and double doors open to the garden. This room enjoys a lovely open view across the Eden valley.



Bedroom One 9'11 x 12'10 (3.02m x 3.91m)

A three panelled uPVC double glazed mullioned window faces to the front. There is under floor heating, a TV point and telephone point. An oak panel door opens to the;



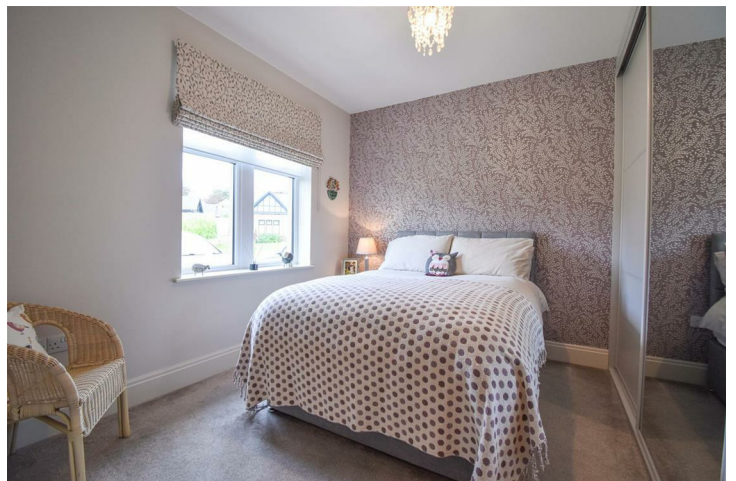
En-Suite 4'6 x 8' (1.37m x 2.44m)

Fitted with a contemporary toilet, wash basin with drawers below and a low step shower enclosure, tiled to three sides with a mains fed shower. The floor is vinyl tiled and the ceiling has recessed down lights and there is a chrome heated towel rail, an extractor fan and uPVC double glazed to the side.



Bedroom Two 10'8 x 10'10 incl wardrobe (3.25m x 3.30m incl wardrobe)

Along one side are built in wardrobes with hanging and shelf space. There is underfloor heating, a TV point and a two panel uPVC double glazed mullioned windows to the front.



Bathroom 5'6 x 7'9 (1.68m x 2.36m)

Fitted with contemporary toilet, wash basin with drawers below and a steel bath having mixer shower taps, tiles around and a clear screen. There is a large mirror above the basin with mood lighting, the ceiling has recessed down lights and the flooring is vinyl with underfloor heating. There is a chrome heated towel rail and an extractor fan.



Outside

To the front of the bungalow is a deep garden to lawn with shrub bed across the building, a path to the front door and recently planted hedge around.



A block paved driveway allows off road parking for four cars and access to the;



Garage 18'3 x 9'3 (5.56m x 2.82m)

Having an automatic up and over door, light power and water.

A gated path to each side of the bungalow leads to the rear garden, laid mainly to lawn interspersed with fruit trees and shrubs and having 2 stone flagged patios by the garden room and living room.

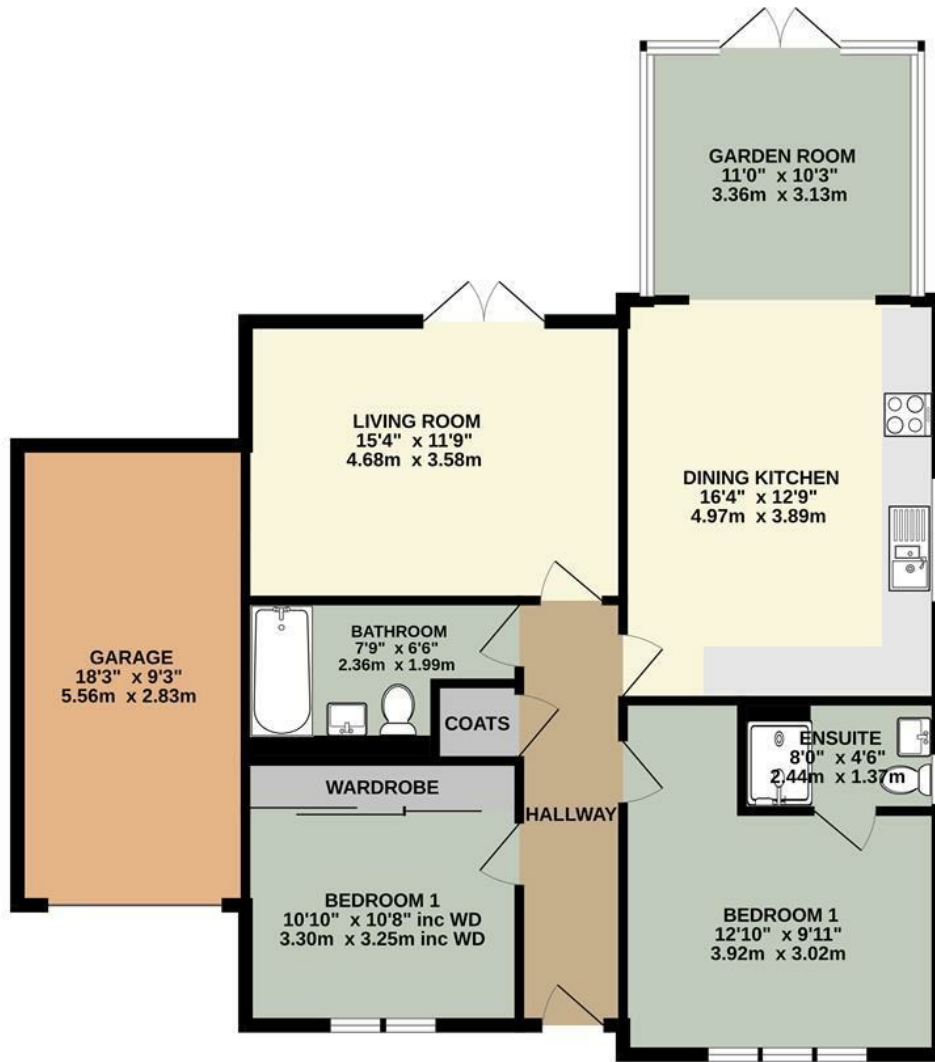


The garden has a high wooden fence around and a south westerly aspect offering a combination of privacy, views and a high level of direct sunlight.



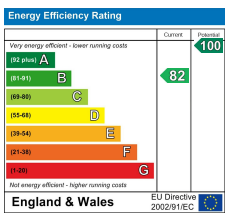
There is an outside tap, water butt and a garden shed.

GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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

