

**WILKES
GREEN
HILL**

Residential
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Chapel Cottage, Culgaith, Cumbria, CA10 1QW



- **Charming Traditional Cottage with Separate Home Office/Guest Room**
- **Popular Eden Valley Village Between Penrith and Appleby**
- **Rich an Style and Character**
- **Living Room with Multi Fuel Stove + Kitchen**
- **2 Bedrooms & Bathroom with Shower Over the Bath + Annex**
- **LPG Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC - F**

Price £265,000

In the heart of this Eden Valley Village, between Penrith and Appleby, Chapel Cottage is a pretty and characterful cottage which has undergone many recent improvements including creating a Home Office, Annex Guest Room. The cottage has: a Living Room, a Kitchen, 2 Bedrooms and a Bathroom. There is LPG Central Heating via a Condensing Combi Boilers, Double Glazing and a Multi Fuel Stove. The annex has: an Entrance Hall, with WC/Shower Room and a Main Office with Kitchenette and Sleeping Gallery. The annex was completed in 2024 and has Modern Electric Heating and Double Glazing.

Location

From Penrith, head East on the A66 and follow for 4.7 miles. Take the first exit off the Temple Sowerby Bypass, signposted to Culgaith and Temple Sowerby. At the T-junction, turn right and drive for approximately just over half a mile and turn left, signposted to Culgaith. After a further half a mile, fork right, signposted to Culgaith and Langwathby. after 0.8 miles, turn right, effectively straight on and Chapel Cottage is on the left after 300m.

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Amenities Penrith

In the village of Culgaith, there is a village school, a public house and a church There is a village shop and post office in Langwathby, approximately 3.5 miles and all main facilities are in Penrith, approximately 8.6 miles.

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 by LPG.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Entrance Through an oak door to the;

Porch

Being an oak frame on a stone wall with double glazed windows and a door to the;



Living Room 11'1 x 15' (3.38m x 4.57m)

A multi fuel stove is set in a stone chimney and hearth. There are two double glazed sash windows to the front with exposed timbers and lintels and a niche to one side with an exposed stone lintel. There is a radiator, a TV point and an open doorway to the;



Kitchen 8'4 x 14'11 (2.54m x 4.55m)

Fitted to one end with shaker style units and a granite effect work surface incorporating a stainless steel single drainer sink with mixer tap. There is a built in electric oven and ceramic hob with cooker hood. The ceiling has recessed down lights and the floor is stone flagged. Stairs with natural wood spindles and handrail lead to the first floor and two double glazed windows and a panelled door all with exposed timber lintels face to the rear.



First Floor-Landing

Having a ceiling trap to the insulated loft space, a radiator and timber planked doors with Suffolk latches off.



Bedroom One 12'10 x 8' (3.91m x 2.44m)

Having a radiator, recessed downlights and a double glazed sash window to the front with exposed timber lintel.



Bedroom Two 9'6 x 6'8 (2.90m x 2.03m)

There is a feature cast iron ducks nest basket fireplace, the ceiling has recessed downlights and a double glazed sash window to the front has exposed timber lintel.

Bathroom 6'8 x 8' (2.03m x 2.44m)

Fitted with a toilet, a wash basin and bath with centre mounted taps, a Mira electric shower over and tiles around. A wall mounted LPG Worcester condensing combi boiler provides the hot water and central heating, The ceiling has recessed down lights and there is a radiator, an extractor fan and double glazed sash window to the side with and exposed timber lintel.



Outside

To the front of the cottage is a small garden to lawn with well stocked shrub border.



A shared cobbled lane to the side gives access to the rear through a metal fence and gate to the rear enclosed garden laid to sandstone flags.

Annex

A double glazed door with a window to each side opens into the the entrance hall with tiled flooring and a glazed ceiling, an open doorway to the main room and an oak door to the;



Shower Room

Having tiled flooring with a drain point and an electric shower over and being fitted with a toilet and having an integral wash basin. The walls are tiled and there is an extractor fan.

Main Room 10'3 x 14'4 (3.12m x 4.37m)

One end of the room is fitted with a shaker style fronted units and a granite effect work surface incorporating a 1 1/2 bowl sink with mixer tap and tiled splashback and having plumbing for a washing machine and space for a fridge. There is a built in desk to one corner, a modern electric radiator a double glazed Velux roof light. Two mezzanine storage areas are accessible by ladder.



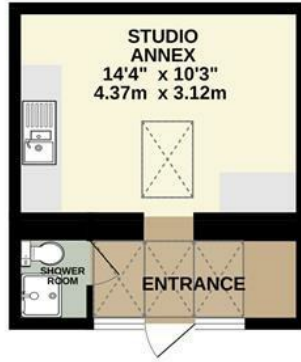
Referral Fee

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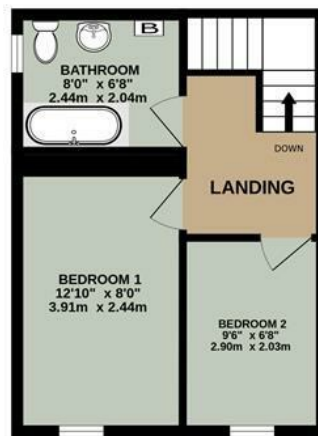
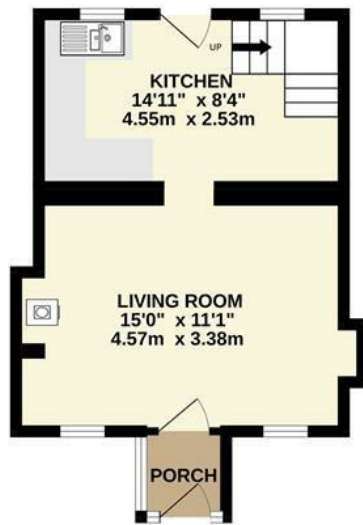
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

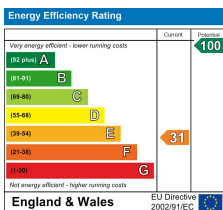


1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 sq.m.) approx.

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

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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

