



6 Low Farm, Langwathby – CA10 1NH

Guide Price £550,000

PFK

6 Low Farm

Langwathby, Penrith

Immaculate 4-bed detached home in desirable village location. Spacious interior, beautiful gardens, double garage, and amenities nearby. Ideal family living.

- Substantial detached four bed family home
- Immaculately presented throughout
- Beautiful gardens to front & rear
- Driveway parking & double garage with electric door
- Desirable village location
- Amenities & facilities nearby
- Tenure: Freehold
- Council Tax: Band F
- EPC rating TBC





Hallway

Enter via a part-glazed front door which leads into the welcoming entrance hall. Stairs to the first floor with a useful understairs cupboard beneath. This spacious area provides access to a the dining room via double doors, the WC, living room, office and kitchen/diner. Carpeted, coving and radiator fitted. The vaulted ceiling benefits from a Velux window, providing excellent natural lighting.

Wc

Downstairs WC comprising WC and basin, complete with tiled splash backs and partly tiled walls. Carpet, radiator and extractor fan fitted.

Dining Room

13' 4" x 11' 3" (4.06m x 3.44m)

A delightful and versatile front aspect reception room with twin windows overlooking the garden. Although currently utilised as a formal dining room, this room would lend itself to a variety of purposes. Coving to the ceiling, carpet and radiator fitted.

Lounge

13' 3" x 17' 7" (4.05m x 5.36m)

A beautiful light rear aspect living room, complete with patio doors leading out to the attractive gardens. An electric fire sits within a contemporary surround and stone hearth. Coving to the ceiling, radiator and carpet fitted.

Office

8' 3" x 6' 2" (2.51m x 1.87m)

A useful rear aspect room, currently set up as an excellent office space, however versatile in its use. Enjoying a lovely outlook over the garden, there is coving to the ceiling, carpet and radiator fitted.





Kitchen

The kitchen/dining room sits to the rear of the property and benefits from both a rear aspect window and patio doors leading out to the garden. There's a dining area and that can comfortably accommodate a dining table and chairs and a door which leads to the garage. The kitchen comprises an excellent range of solid wood wall and base units with a complementary worksurface and tiled splashback. A stainless steel 1.5 sink with drainer and mixer taps sits beneath the window and integrated appliances includes a dishwasher, eye-level double oven, fridge/freezer along with a cupboard which houses a freestanding washing machine. Furthermore, there is display cabinetry, both open and glass fronted and the flooring throughout this room is tiled. A radiator has been fitted.





Landing

Stairs lead to the first floor landing with Velux and lower level front aspect window allowing light to stream in. Double doors lead to a useful airing cupboard which also houses the cylinder, whilst a hatch provides access to the partially boarded loft. Doors lead to four double bedrooms and a family bathroom. Carpet and radiator fitted.

Bedroom 1

17' 4" x 16' 8" (5.28m x 5.09m)

A beautiful spacious front aspect room with partially sloped ceilings, yet with ample space as a principal bedroom suite. Carpet and radiator fitted. Door leads to the ensuite.

Ensuite

The ensuite comprises a three-piece suite, in immaculate condition, with WC, basin and fully enclosed and tiled shower cubicle. There is a mains connected shower along with a shaver point, extractor fan and rear aspect, obscured glazed window. Walls are partly tiled, the flooring is carpeted and a radiator is fitted.

Bedroom 2

A rear aspect room with doorway through to, what is currently set up as a dressing room, and comprises a wall of wardrobes with both hanging space and shelving. There is a window to the rear aspect which is obscured and a radiator in situ. We understand that this room could be utilised as an ensuite as the pipe work is within the adjoining ensuite to the principal bedroom. Carpet and radiator fitted.

Bedroom 3

13' 4" x 10' 7" (4.06m x 3.22m)

Currently set up as a twin bedroom, this is a beautiful rear aspect room, generous in size and with twin windows overlooking the rear garden. Carpet and radiator fitted.

Bedroom 4

A front aspect double room with carpet and radiator fitted.





Bathroom

Comprises a four-piece suite including WC, basin, bath with tiled splashbacks and a fully tiled shower cubicle, complete with mains connected shower. The rest of the room is tiled to half height. A shaver point is conveniently located, an extractor fan is in situ and an obscured glazed window sits to the side aspect. Carpet and radiator fitted.

Garage

17' 6" x 17' 5" (5.33m x 5.32m)

A super double garage with electric up and over door. A recently fitted boiler sits to one corner, with open shelving and units providing excellent storage. In addition there a sink is in situ, as is the consumer unit, and there is ample space for a tumble dryer.





FRONT GARDEN

An attractive frontage greets you as you approach this handsome property. With an area of lawn complemented by established shrubs, trees and beautiful flowers housed within a well-positioned bed, a block paved drive and flagged pathway leads to the property and around either side to the rear garden.

REAR GARDEN

Bordered by secure fencing this delightful garden is a wonderful attribute and has been lovingly landscaped, adding to the charm of the property. The generous lawn is complemented by a flagged patio, ideal for alfresco dining, whilst the sun room provides a further entertaining area and, along with the potting shed, a welcome retreat from the stresses that life may bring. Furthermore, established beds house an array of flowers, shrubs and trees which provide an abundance of color, and a oil tank has been discreetly positioned to one corner with a low level fence providing an attractive screen.

Parking – Double garage & driveway parking



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

Directions

From the main Kemplay Bank roundabout at the southern entrance to Penrith, take the A686 for Alston. Proceed for approximately 4 miles, crossing the metal bailey bridge over the river Eden, and continue ahead at the junction, towards the village green/play area with The Shepherd's Inn on the right. Follow the road around to the left and pass the village shop on the right. A little further along there is a right turn onto Low Farm, take this turn and the property is a short distance along on the right.



PFK



Floor 0



Floor 1

Approximate total area⁽¹⁾
2005.33 ft²
186.3 m²

Reduced headroom
42.58 ft²
3.96 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

DRAFT 360



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

