



28 Otters Holt, Culgaith, CA10 1SG

Guide Price £425,000

PFK

Nestled within the sought after village of Culgaith, 28 Otters Holt is an exceptional executive 4 bedroom detached family home, beautifully crafted by the highly regarded Cumbrian Homes. Located on a quiet cul-de-sac in a prestigious development, this stylish and spacious property offers modern living in a rural setting.

Thoughtfully designed and finished to a high standard, the home boasts generous living accommodation throughout. The ground floor features a welcoming entrance hallway, a convenient cloakroom/WC, a light filled lounge, an open plan dining kitchen with quality fittings and a separate utility room. Upstairs, there are four well proportioned bedrooms including a master with en-suite and a contemporary family shower room.

Externally, the property benefits from a driveway which leads to the integral garage and a rear garden with lawn and patio a side lawned garden both of which are ideal for families and entertaining.

Positioned on the edge of Culgaith, a desirable Eden Valley village with excellent local amenities and easy access to Penrith, the Lake District and major transport links. This stunning home offers the perfect balance of luxury, comfort, and location.





28 Otters Holt

The property is situated in the popular village of Culgaith within the lovely Eden valley, close to the Lake District National Park, just eight miles from Penrith and J40 of the M6 and two miles from the A66. Culgaith is situated at the foot of the Pennines offering hill walking on the doorstep, fishing in the river Eden, the delights of the Lake District National Park just twelve miles away and Penrith and Appleby golf clubs eight miles away.

Directions

28 Otters Holt can be located using the postcode CA10 1SG or alternatively by using What3Words:

[///threaded.pouting.racetrack](https://www.what3words.com/?q=///threaded.pouting.racetrack)

Services

LPG gas, electricity, water & drainage; LPG heating and double glazing. Please note: The measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.



ACCOMMODATION

Ground Floor

Entrance Hall

Cloakroom/WC

3' 4" x 5' 7" (1.01m x 1.69m)

Lounge

10' 9" x 19' 8" (3.27m x 6.00m)

Dining Kitchen

22' 3" x 11' 2" (6.79m x 3.40m)

Utility Room

6' 6" x 8' 11" (1.99m x 2.72m)

First Floor

Bedroom 1

11' 3" x 15' 5" (3.43m x 4.70m)

En Suite

6' 10" x 8' 2" (2.08m x 2.48m)

Bedroom 2

11' 0" x 13' 9" (3.36m x 4.19m)

Bedroom 3

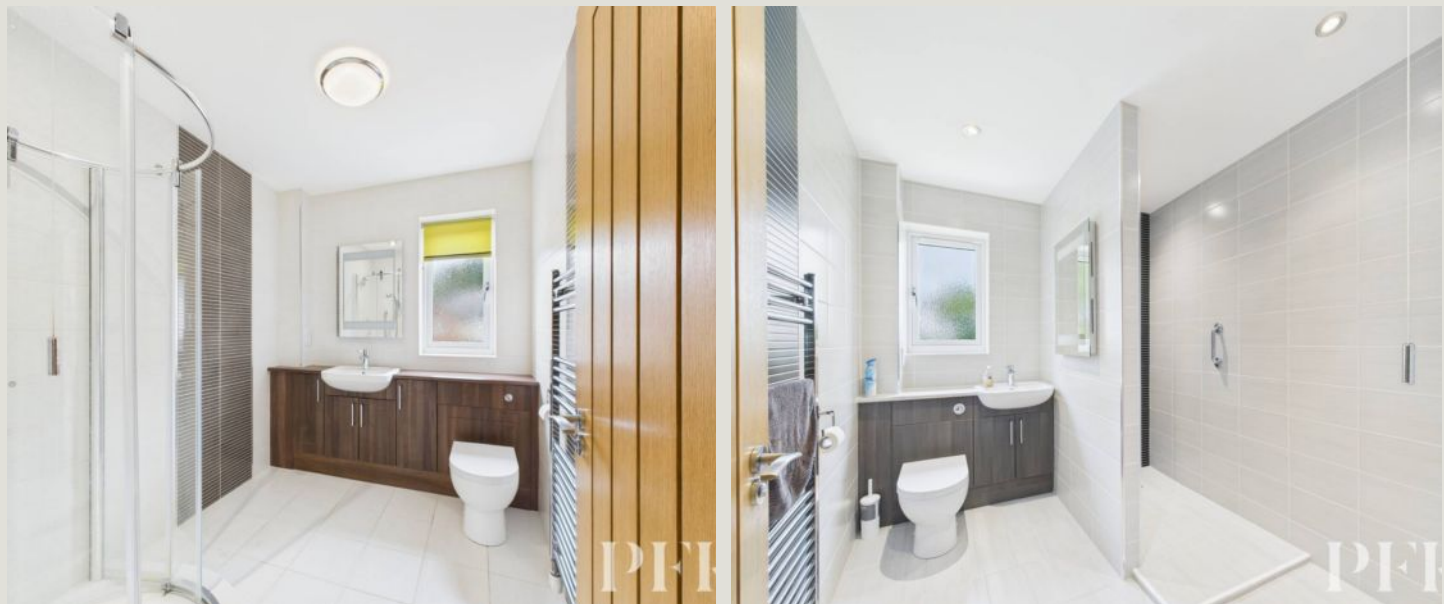
10' 8" x 13' 4" (3.25m x 4.06m)

Bedroom 4

10' 1" x 12' 0" (3.08m x 3.65m)

Shower Room

7' 6" x 8' 0" (2.28m x 2.43m)





Gardens: Lawned garden with patio to the rear of the property and further lawned garden to the side.

Driveway: leading to the **Garage**.

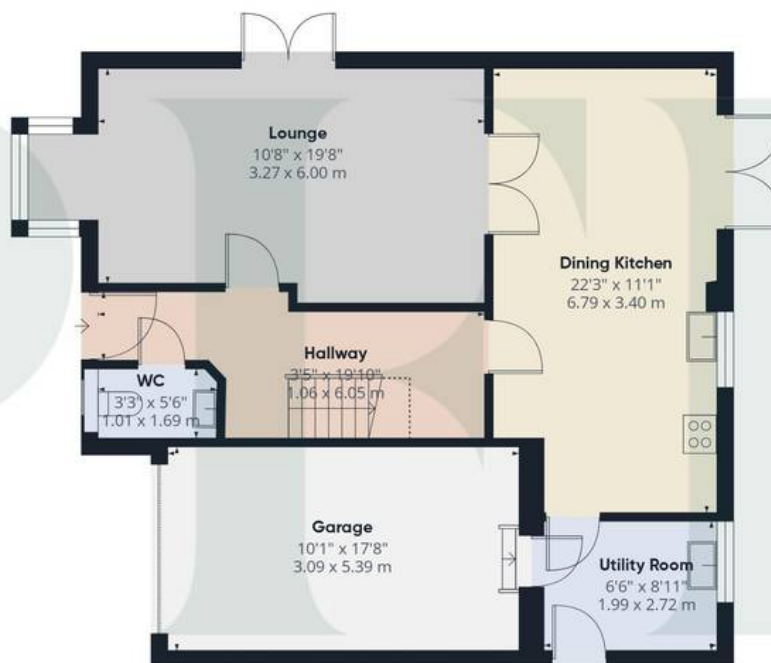
- Council Tax band: E
- Tenure: Freehold
- EPC Rating: D

Referral & 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 :
 Napthens 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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







Floor 0



Floor 1

Approximate total area⁽¹⁾

1658 ft²

154.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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