



## Eamont Bridge

£495,000

7 Lowther Glen, Eamont Bridge, Penrith, CA10 2BP

Perfectly situated in a quiet cul-de-sac, this bespoke family home is a testament to thoughtful design and spacious living. From the moment you arrive, the impressive kerb appeal is evident, with its well-maintained exterior and inviting entrance. Inside, the home continues to impress with its spacious and well-appointed living areas, designed for both relaxation and entertaining, perfect for catering to the needs of a growing family. Each room has been designed to maximise comfort and functionality, ensuring that every family member has their own space to relax and unwind.

Sitting within an expansive plot with generous gardens and separate privately owned riverside plot with fishing rights included, you can enjoy peaceful moments by the water watching the wildlife in abundance

### Quick Overview

4 Bedroom detached house

Kitchen/ dining room

Spacious living room

Sitting in an expansive plot

Privately owned riverside plot with fishing rights included

Close to local amenities and schools

Garden

Driveway

Double garage

Ultrafast broadband available

Property Reference: P0514



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Ultrafast  
broadband



Drive way &  
double garage



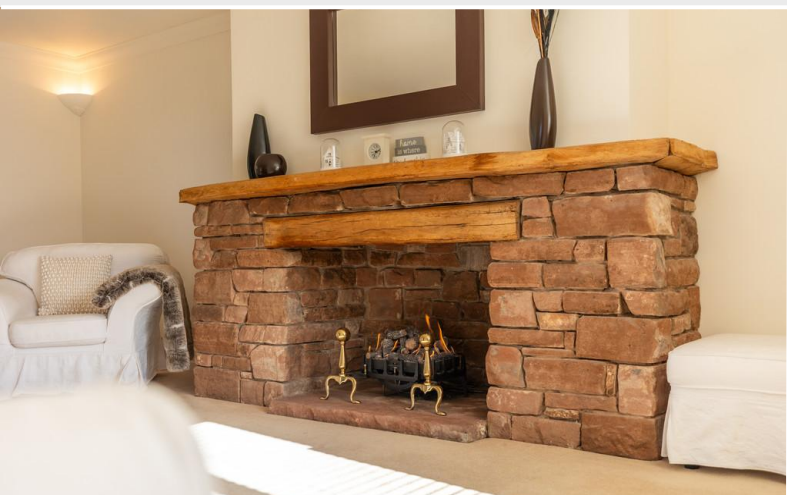
Kitchen/ Dining



Dining



Living Room



Living Room

The home's proximity to Penrith means that all amenities are within easy reach, while Yanwath School is just a stone's throw away. Additionally, there are excellent transport links nearby which provide easy connectivity to the surrounding areas. Driveway for ample off road parking and double garage.

Step into the spacious and inviting entrance hall which is perfect for welcoming guests and offers a seamless flow throughout the home. To your right is the living/ dining room, which is a bright and airy space, featuring two double glazed windows to the rear and one to the front, allowing natural light to flood in. The centrepiece of the living area is an impressive stone hearth housing a gas fire, creating a warm and welcoming atmosphere for those cosy evenings in. Just a step up leads you into the dining area, where French doors open into the beautifully fitted kitchen which is designed with both functionality and style in mind. Offering ample storage and workspace it makes it ideal for preparing family meals or entertaining friends. Featuring integrated 4 ring electric hob, double ovens and extractor. Stainless steel sink with hot and cold taps. Integrated dishwasher with a availability for a fridge/ freezer. French doors provide easy access to the living room/ dining room with access to side aspect. Adjacent to the kitchen is a practical utility room providing a availability for a washing machine and tumble dryer.

There is also a downstairs WC for added convenience.

Ascending to the first floor, you'll find four generously sized bedrooms and family bathroom. The home features four large double bedrooms, each offering ample space and versatility. Bedroom 1 stands out with its En suite, bedrooms 2 and 3 provide generous proportions, perfect for restful nights and personal retreats. Bedroom 4, also a large double, is currently utilised as a home office, showcasing the flexibility of this property to adapt to your lifestyle needs. Four piece family bathroom comprising of, bath, shower, WC, basin and heated towel rail.

Outside, the rear garden, offers the perfect space for relaxation and entertainment, complete with a decked patio area which is ideal for alfresco dining or simply unwinding with a good book. Surrounded by a wooden fence boundary, this space offers both security and seduction. The addition of chipped stones adds a touch of rustic charm, making this garden a delightful retreat in all seasons. The front garden greets you with its expansive grassed lawn, complemented by a neat boundary of fir trees and well-maintained shrubs, which frame the property beautifully, enhancing its curb appeal. The driveway provides ample parking space, ensuring convenience for family and guests alike.

Eamont Bridge is a charming village that offers a sense of community and easy access to local amenities and the stunning landscapes of the Lake District. Penrith is a quaint market town in the Eden Valley approximately 3 miles from the outskirts of the Lake District. The area offers many outdoor activities including woodland walks, equestrian pursuits, golf course, which are very popular in the region. Situated close to local amenities and offering excellent access to the A66 and M6, both North and South, bus and railway links.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen 10'6" x 18'1" (3.2m x 5.51m)

Breakfast Area 6'7" x 11'10" (2.01m x 3.61m)



Kitchen/ Dining



Living Room



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Bathroom**

**Dining Area** 12' 3" x 11' 10" (3.73m x 3.61m)

**Living Room** 23' 0" x 13' 1" (7.01m x 3.99m)

**Utility Room**

**Downstairs WC**

**Double Garage**

**First Floor**

**Bedroom One** 14' 1" x 15' 1" (4.29m x 4.6m)

**En-suite**

**Bedroom Two** 11' 5" x 16' 2" (3.48m x 4.93m)

**Bedroom Three** 11' 2" x 16' 2" (3.4m x 4.93m)

**Bedroom Four** 10' 1" x 14' 5" (3.07m x 4.39m)

**Bathroom**

**Property Information**

**Tenure**

Freehold (Vacant possession upon completion)

**Council Tax**

Band F

Westmorland & Furness Council

**Services & Utilities**

Mains electricity, mains water, mains gas and mains drainage

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website and also at any of our offices

**Riverside Access**

We are advised fishing rights are included

**Directions**

From Kemplay Bank roundabout in Penrith, take the 3rd exit onto Kemplay bank/A6. Take the first left just after the public house and follow the road. The property will be on the left hand side

**What3words Location**

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**Viewings**

Strictly by appointment with Hackney & Leigh

**Anti-Money Laundering Regulations**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. VAT)



Bedroom One



En-suite



Riverside



Riverside

Request a Viewing Online or Call 01768 593593

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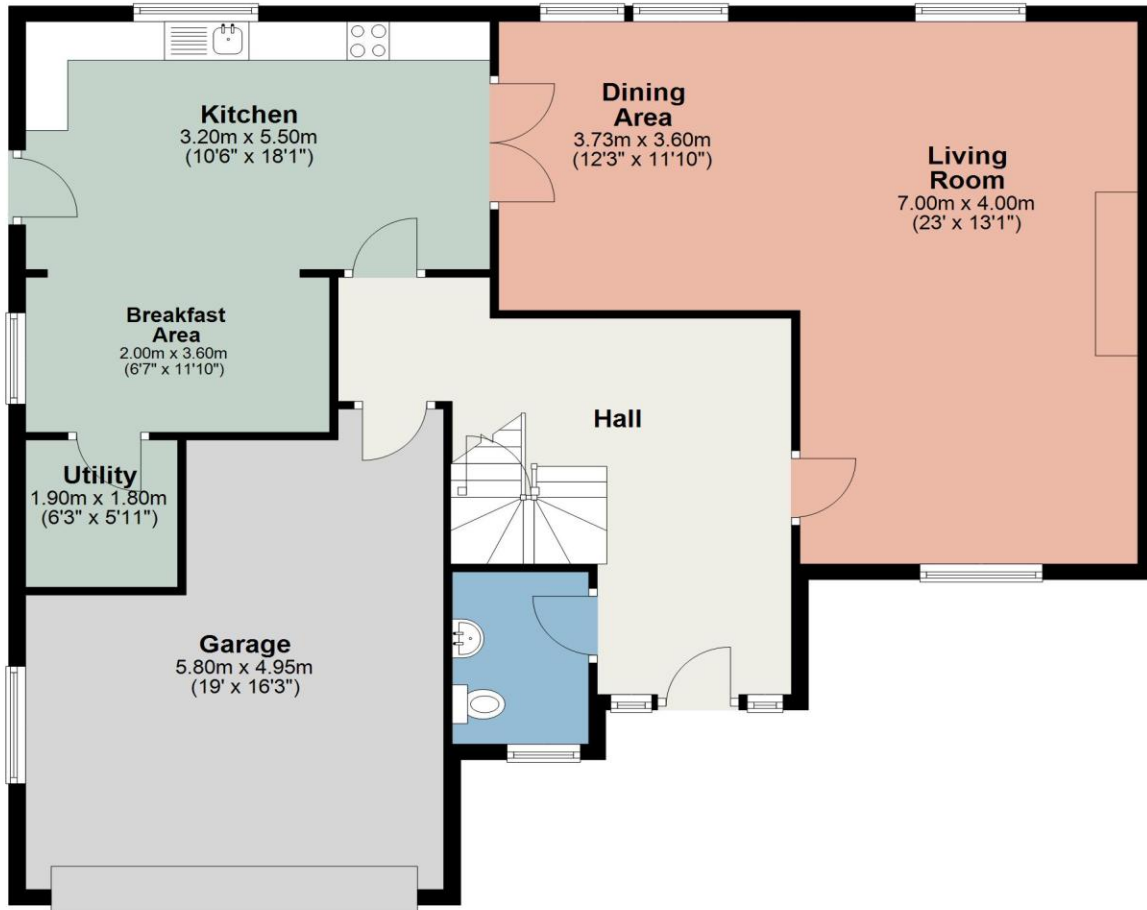


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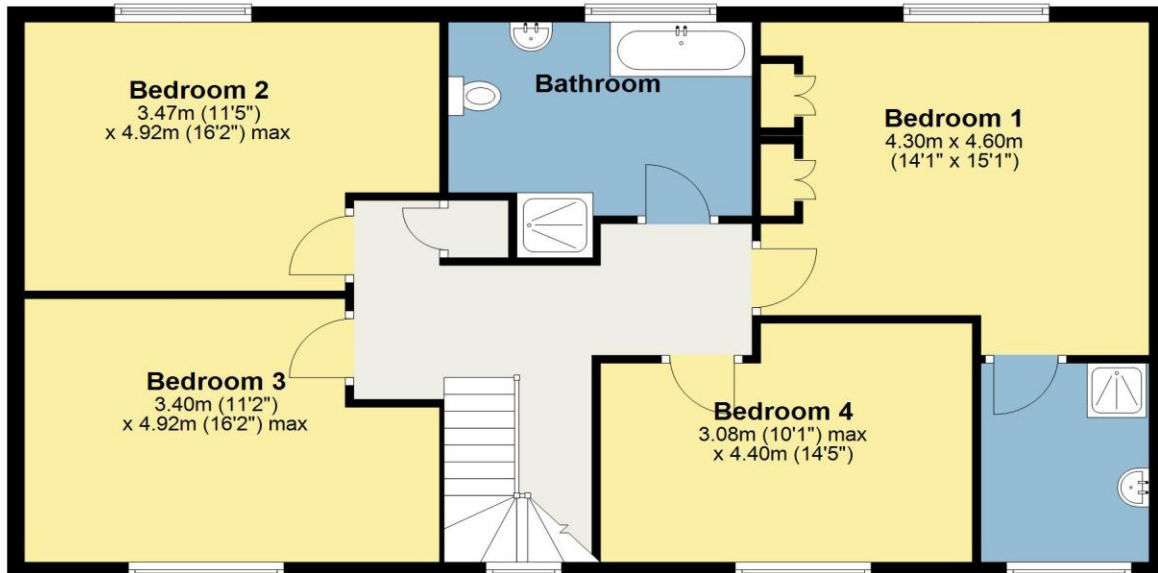
## Ground Floor

Approx. 124.2 sq. metres (1336.7 sq. feet)



## First Floor

Approx. 92.7 sq. metres (997.4 sq. feet)



Total area: approx. 216.8 sq. metres (2334.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

## 7 Lowther Glen, Penrith

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