

## Great Salkeld

**£550,000**

3 Fallow Gardens, Great Salkeld, Penrith, CA11 9GW

Step into your future and let us welcome you to your dream home with this impressive, modern architectural build detached home that exudes high-quality specifications throughout. From the moment you arrive, this exceptional home's kerb appeal is captivating, setting the tone for what lies within- an exceptional living experience with thoughtfully designed interiors that effortlessly combine comfort and style in perfect harmony.

The property is ready for its new owners to move in, with the added benefit of no onward chain. NOTE. Local occupancy restrictions apply.



3



3



2



B

Ultrafast  
broadband  
available



Drive way

Property Reference: P0456

Quick Overview

3 bedroom detached house  
Modern architectural built property  
Impressive kitchen/ dining room  
Spacious living room & snug  
Bedroom 1 & 2 with shared balcony  
Utility room  
Garden  
Local occupancy restrictions apply  
Driveway & EV charger  
Ultrafast broadband available



Dining Kitchen



Dining Kitchen



Living Room



Sitting Room

Upon entering, you are greeted by a welcoming entrance hall that seamlessly flows into the heart of the home—the dining kitchen. This space is a culinary enthusiast's dream, featuring sleek finishes and sliding double glazed doors that open onto a patio, offering stunning views of the surrounding countryside. The kitchen features, integrated wine chiller, electric hob, double ovens and extractor with integrated dishwasher. Stainless steel sink with hot and cold taps. Adjacent to the dining kitchen is the inviting living room, offering dual access doors to the side aspect and double glazed sliding doors to the front aspect. These doors lead onto a spacious front patio, where you can immerse yourself in the stunning vistas that stretch beyond. The room is anchored by a charming log burner, providing warmth and a cosy ambience for those chilly evenings. For moments of relaxation, retreat to the sitting room—a calming room perfect for unwinding with a good book or simply enjoying some quiet time. Access leads to the rear aspect.

Additionally, there is a utility room and downstairs WC for added convenience.

Outside, the property is framed by a charming front garden with a brick wall boundary. The grassed lawn is complemented by small trees, creating a picturesque setting that enhances the home's appeal, while the views to the countryside provide a sense of peace and tranquillity that is truly unmatched. There is also a EV charger located on the private driveway.

Ascending to the first floor, you'll find 3 generously sized double bedrooms. Bedroom 1 is a sanctuary of comfort, complete with fitted wardrobes, En-suite and with the added luxury of sharing a charming balcony with Bedroom 2. Three piece En-suite featuring walk in shower with rainfall feature, WC and basin. Bedroom 2 is a large double bedroom with fitted wardrobes. Bedroom 3, is also a generous double bedroom with double glazed floor to ceiling window to front aspect, bringing in lots of natural light. Four piece family bathroom comprising of, bath, shower with waterfall feature, WC, basin and heated towel rail. Part tiled with tiled flooring.

Located close to the picturesque Lake District, enjoy the natural beauty of the Lakes and fells with outdoor adventures right on your doorstep, while still being within easy reach of local amenities.

#### Accommodation with approx. dimensions

##### Ground Floor

##### Entrance Hall

##### Dining Kitchen

18' 10" x 13' 10" (5.74m x 4.22m)

##### Living Room

18' 7" x 14' 10" (5.66m x 4.52m)

##### Sitting Room

21' 10" x 12' 5" (6.65m x 3.78m)

##### Utility Room

11' 2" x 5' 8" (3.4m x 1.73m)



Dining Kitchen



Living Room



Master Bedroom



Bedroom Two



Bedroom Three



Bathroom

## Downstairs WC

## First Floor

### Bedroom One / Master Bedroom

18' 7" x 14' 1" (5.66m x 4.29m)

### En- suite

### Bedroom Two

11' 7" x 10' 7" (3.53m x 3.23m)

### Bedroom Three

13' 11" x 12' 8" (4.24m x 3.86m)

## Bathroom

## Property Information

### Tenure

Freehold (Vacant possession upon completion)

### Council Tax

Band E

Westmorland & Furness Council

### Local Occupancy Restrictions

The property has a local occupancy restriction that requires any purchaser from outside of the county of Cumbria to demonstrate an employment offer from within the county of Cumbria for a minimum of 16 hours per week, or to have strong local family connections

### Services & Utilities

Mains electricity, mains water and mains drainage. Air source heat pump and electric central heating with underfloor heating to the ground floor, with radiators to the first floor

### Energy-Performance Certificate

Band B

### Directions

From Penrith proceed on the A686 towards Alston. After approximately 3 miles turn left onto the B6412, signposted for Great Salkeld and Lazonby. Upon entering Great Salkeld village, Fallow Gardens will be on the left hand side just beyond the village church

### What3words Location

///improves.tems/tonal

### Viewings

Strictly by appointment with Hackney & Leigh

### Anti-Money Laundering

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 (inc. 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)



Rear Aspect



Balcony



Garden



Garden

Request a Viewing Online or Call 01768 593593

## Penrith Sales Team

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**Opening Hours:**

Monday	9am - 5pm
Tuesday	9am - 5pm
Wednesday	9am - 5pm
Thursday	9am - 5pm
Friday	9am - 5pm
Saturday	9am - 1pm

**Services at no extra cost:**

- Sales Valuations
- Professional Advice
- Evening & Weekend Viewings
- Multi-channel Marketing
- Property Walkthroughs
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Viewings available 7 days a week  
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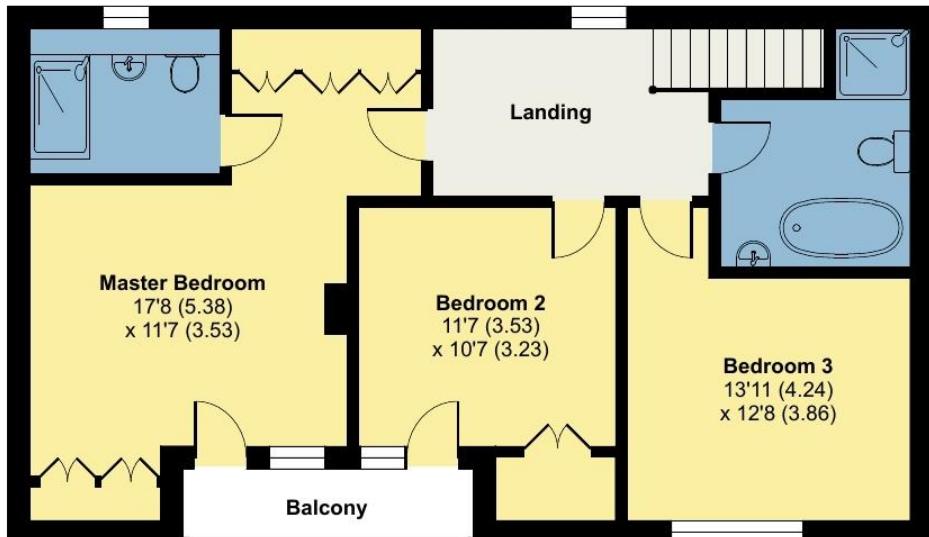
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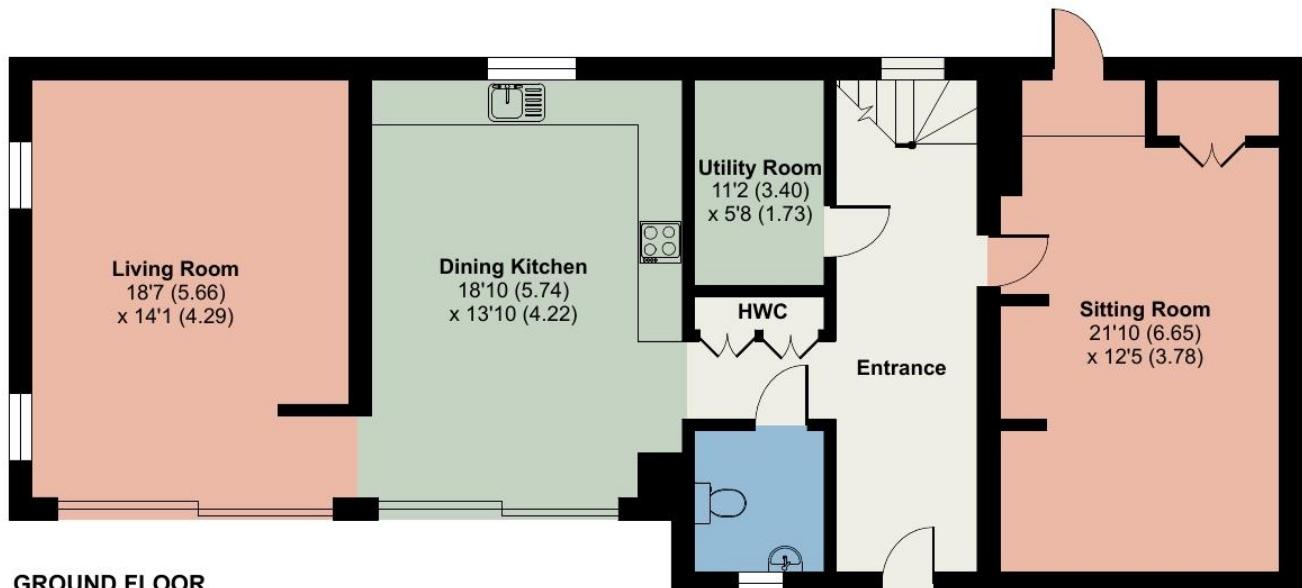
# 3 Fallow Gardens, Great Salkeld, Penrith, CA11 9GW

Approximate Area = 1941 sq ft / 180.3 sq m

For identification only - Not to scale



## FIRST FLOOR



## GROUND FLOOR

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 09/02/2026.