



**Grove House, Great Salkeld, CA11 9NA.**

Guide Price £425,000

**PFK**

# Grove House

Great Salkeld, Penrith

This charming three-bedroom detached house presents the perfect blend of character and modern comfort, nestled within a picturesque village setting. The property's traditional stone façade and well-maintained front forecourt garden create an inviting approach, while off-road parking to the rear of the property adds everyday convenience and access to the garage.

Inside, the reception room has a cosy fireplace and large dual-aspect windows that flood the space with natural light. The modern dining kitchen offers storage, integrated appliances and ample counter space. The dedicated dining area within the kitchen ensures practical family living. The ground floor office enjoys views of the rear garden, provides a door to the rear, and also offers access to the ground floor cloakroom/WC.

Three bedrooms provide comfortable accommodation, and the principal bedroom benefits from built-in wardrobes, while the other bedrooms offer built in storage cupboards and versatile spaces for relaxation or home working. The contemporary shower room boasts a stylish walk-in shower, modern fixtures, a spacious layout, and an elegant vanity unit with ample storage. The attic space, with a Velux window, offers excellent potential for storage or conversion, subject to the necessary planning permissions.





## Grove House

Great Salkeld, Penrith

The property is set in a tranquil, rural location, with gardens and off-road parking, which in turn leads to the garage. With its combination of traditional architecture, modern conveniences, and an idyllic village setting, this detached house is an outstanding choice for those seeking comfort and a place to call home.

Great Salkeld lies in the heart of the Eden valley within easy commuting distance of Penrith (approx. 5 miles) and Carlisle (approx. 17 miles) and situated in panoramic landscape between the Pennines to the east and the Lake District National Park to the west, with the M6 being easily accessible at Junctions 40 and 41. A delightful, "picture postcard" conservation village with handsome, historic church (one of only 3 fortified churches in the county), traditional award winning inn, popular cricket club and village hall. The neighbouring villages of Langwathby and Lazonby cater well for everyday needs with primary schools, shops, post offices, inns, heated open air swimming pool and railway stations on the scenic Settle to Carlisle line. Penrith and Carlisle are both easily accessible and offer excellent amenities e.g. secondary schools, varied shops, supermarkets, banks, bus and main line railway stations, castles, parks and a good selection of sports/leisure facilities.



## ACCOMMODATION

### Ground Floor

#### Hallway

3' 1" x 4' 4" (0.94m x 1.31m)

#### Living Room

19' 5" x 11' 6" (5.91m x 3.51m)

#### Dining Kitchen

10' 11" x 16' 4" (3.34m x 4.99m)

#### Garage

18' 6" x 9' 8" (5.63m x 2.94m)

#### Office

8' 0" x 9' 4" (2.44m x 2.84m)

#### WC

3' 3" x 3' 8" (0.98m x 1.13m)

### First Floor

#### Landing

6' 5" x 12' 6" (1.95m x 3.81m)

#### Bedroom 1

12' 8" x 14' 3" (3.86m x 4.35m)

#### Bedroom 2

10' 5" x 11' 7" (3.18m x 3.53m)

#### Bedroom 3

8' 7" x 8' 0" (2.62m x 2.44m)

#### Shower Room

6' 7" x 10' 11" (2.00m x 3.33m)

#### Utility Room

9' 6" x 14' 4" (2.89m x 4.38m)

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: TBA





## Outside

**Front Garden:** Walled forecourt garden with gate access to the main entrance.

**Rear Garden:** Lawned rear garden with patio area.

**Driveway/Parking:** Situated to the rear of the property and providing access to the Garage.

## Garage

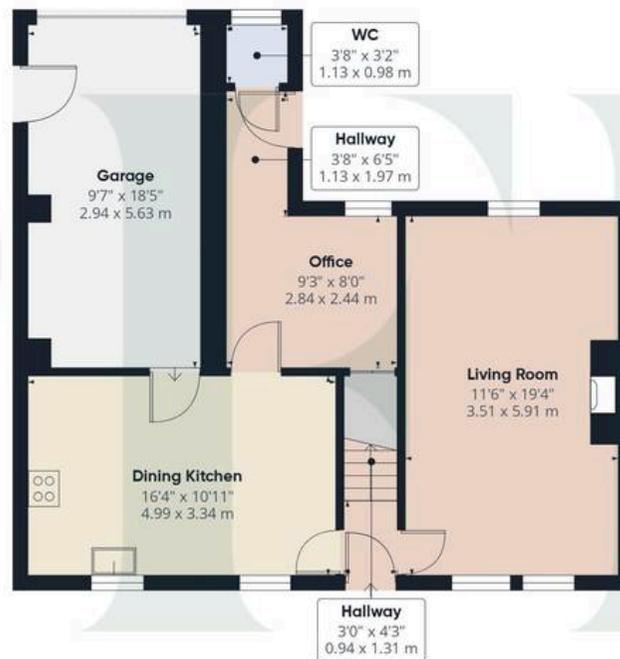
**Directions:** Grove House, Great Salkeld can be located with the postcode CA11 9NA or alternative by using What3Words: ///restores.enormous.autumn

**Services:** Mains electricity, water & drainage. Please note: 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.

**Referrals & Other Payments:** PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC (M & G EPCs Ltd): £35, £24 for EPC only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1421 ft<sup>2</sup>

131.9 m<sup>2</sup>

**Reduced headroom**

66 ft<sup>2</sup>

6.2 m<sup>2</sup>

(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



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