



Pea Top Grange Cottage, Culgaith, Penrith, CA10 1QW

Guide Price £295,000

PFK

Pea Top Grange Cottage

The Property:

A charming stone built terraced bungalow, set within a courtyard development in the village of Culgaith, offering well proportioned accommodation and the benefit of private parking. The property is accessed via a shared driveway and provides a practical layout, with the added appeal of a private rear garden.

The accommodation briefly comprises an entrance hall with built in storage, a separate utility room and a kitchen with a door leading out to the rear garden. There is also a second reception room which has a varying amount of uses and a comfortable lounge featuring a log burning stove. The bungalow offers two double bedrooms, including a principal bedroom with an ensuite shower room, together with a separate family bathroom.

To the rear, the low maintenance garden features a variety of mature shrubs, plants and trees, creating an established outdoor space to enjoy, along with a useful summer house.

Combining traditional stone built character with single storey living, private parking and an attractive garden, Pea Top Grange Cottage offers a lovely home in a village setting.





Pea Top Grange Cottage

Location & Directions:

Culgaith is a charming village in the Eden valley, situated between Penrith and Appleby-in-Westmorland, with attractive surrounding countryside and access to the north Pennines and Lake District. The village offers a primary school, public house and recreation ground, while the nearby market town of Penrith provides a wider range of shops, supermarkets and everyday amenities. The surrounding area is ideal for those who enjoy rural living, with plenty of opportunities for walking and exploring the local countryside.

Directions

Pea Top Grange Cottage can be located by using the postcode CA10 1QW or by using What3Words///skewed.sanded.schooling



- **Stone built bungalow**
- **2 bedrooms & 2 bathrooms**
- **Village location**
- **Parking & garden**
- **EPC rating F**
- **Tenure: Freehold**
- **Council Tax: Band E**

ACCOMMODATION

Hallway

10' 2" x 6' 1" (3.11m x 1.86m)

Utility Room

8' 11" x 5' 4" (2.73m x 1.62m)

Bathroom

8' 7" x 8' 1" (2.62m x 2.46m)

Kitchen

12' 0" x 11' 9" (3.65m x 3.58m)

Dining room

10' 4" x 9' 7" (3.15m x 2.91m)

Living room

19' 9" x 10' 4" (6.01m x 3.14m)

Bedroom 1

13' 8" x 10' 1" (4.16m x 3.08m)

En-suite

9' 4" x 4' 5" (2.85m x 1.35m)

Bedroom 2

12' 1" x 9' 7" (3.68m x 2.92m)



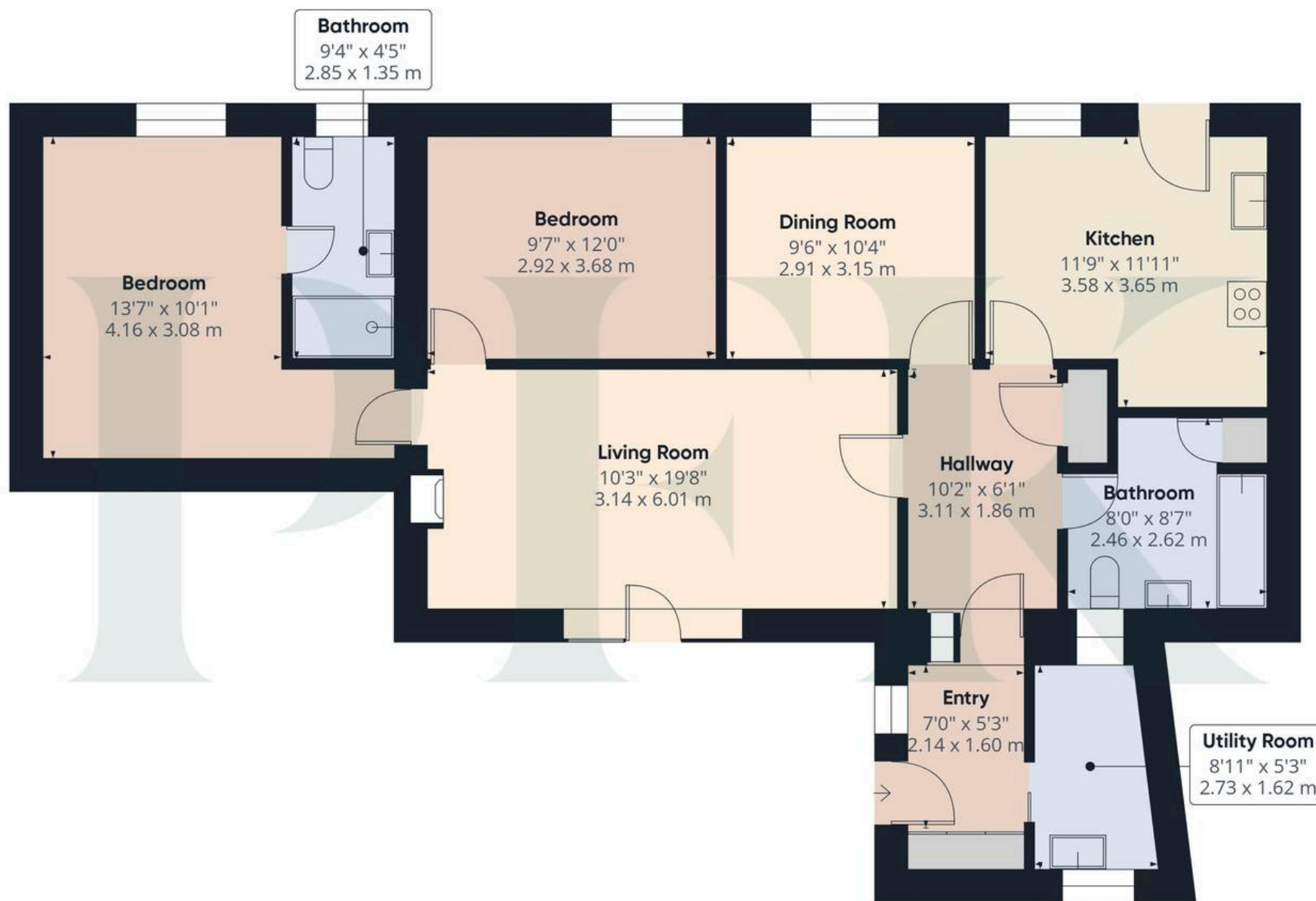
EXTERNALLY

Driveway

1 Parking Space







Approximate total area⁽¹⁾

980 ft²
91.2 m²

(1) Excluding balconies and terraces

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

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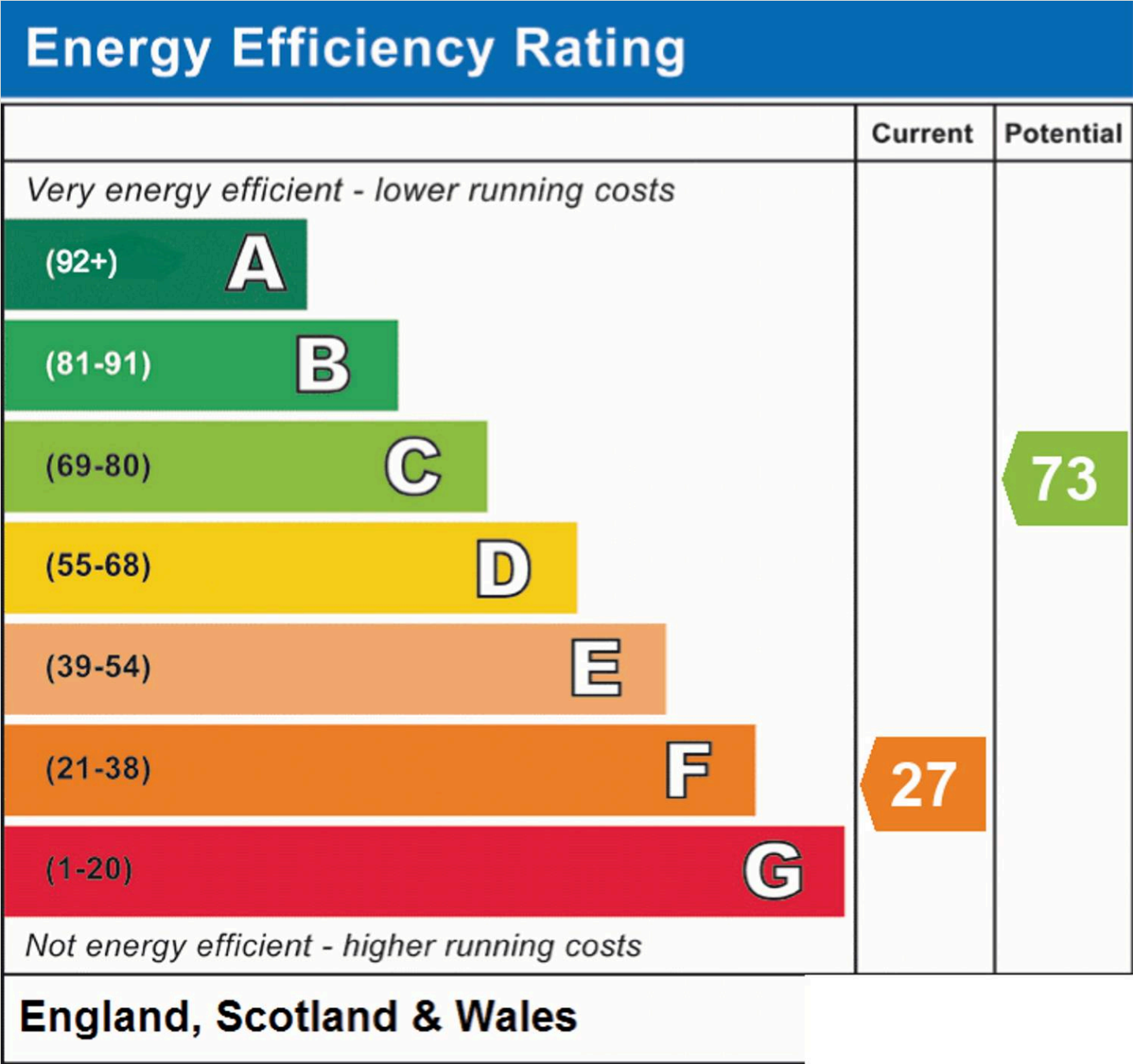
ADDITIONAL INFORMATION

Referral Fee Disclosure

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Services

Mains electricity, water & drainage; oil central heating; double glazing installed throughout. 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.





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