



## Culgaith

£455,000

7 The Brook, Culgaith, Westmorland And Furness, CA10 1SJ

Welcome to a home that embodies the perfect blend of contemporary style and comfortable living. Tucked away in a peaceful cul-de-sac, this modern detached home promises a lifestyle of ease and enjoyment. Whether you're starting a family or looking for more space, the possibilities are endless to make it truly yours within a vibrant community. The large rear garden is perfect for outdoor activities, providing a safe and spacious environment for children to play or for hosting summer gatherings and with schools such as Culgaith and Langwathby just a short drive away, this location is ideal for families

Practicality is at the forefront with the inclusion of a utility room and a driveway providing off-street parking with the added benefit of an integral garage with fob access.

### Quick Overview

- 5 Bedroom detached family home
- Spacious kitchen/ dining room with island breakfast bar
- Living room and home office
- Bedroom 1 & 2 with En- suite
- Situated within a quiet-cul-de-sac
- Gardens
- Close to Culgaith and Langwathby schools
- Driveway
- Integral garage with fob access
- Ultrafast broadband available



5



3



2



B



Ultrafast  
broadband  
available



Garage &  
drive way

Property Reference: P0565



Kitchen/ Diner



Kitchen/ Diner



Office



Bathroom

As you step through the entrance hall, you're greeted by the warmth of carpeted stairs leading upwards, setting a welcoming tone. To your left, discover the snug a versatile space that effortlessly doubles as a home office. Whether you're working from home or seeking a quiet retreat, this room offers the flexibility to cater to your lifestyle needs. Its cosy ambience makes it an ideal spot for productivity or relaxation. Straight ahead lies the living room. This inviting space is designed for comfort and leisure, featuring double glazed patio doors that open to the rear aspect. Imagine the natural light streaming in, creating a bright and airy atmosphere that enhances your everyday living experience. The patio doors not only provide a seamless connection to the outdoors but also offer a view of your garden, making it a perfect setting for both quiet evenings and lively gatherings.

The heart of the home is undoubtedly the kitchen/ diner. Boasting a central island breakfast bar, designed for both the passionate cook and the avid entertainer. Featuring an integrated 4 ring electric Induction hob, double ovens and integrated microwave. Integrated dishwasher and fridge/ freezer. Sink with ample worktop space, wall and base units. Double glazed patio doors seamlessly connect the interior to the rear garden, creating a seamless flow for indoor-outdoor living. Completing this space is a double glazed window to the rear aspect. Adjacent to the kitchen/ diner is the utility room which offers availability for a washing machine, finished with worktop space, sink, wall and base units. Convenience is key with direct access to the garage making everyday tasks a breeze.

There is also a downstairs WC for added convenience.

As you make your way upstairs, a spacious landing greets you, complete with a handy storage cupboard to keep your home clutter free. Here you will discover five generous sized bedrooms and family bathroom. Bedroom 1 is a large double room, complete with fitted mirrored cupboards and En- suite. A large double glazed window to the front aspect bring in lots of natural light that create a cosy and inviting atmosphere. Three piece En- suite features a shower with waterfall feature, WC and vanity unit with basin. Bedroom 2 is a large double bedroom with three piece En- suite. Double glazed window to the rear aspect providing garden views. Bedroom 3 is a bright and sunny haven, with two double glazed windows to the front aspect. This room is completed with a handy storage cupboard. Bedroom 4 is another double bedroom with double glazed window to rear aspect. Completing this floor is Bedroom 5, a small double that can be adapted to suit your needs whether that be as a home office or study. Double glazed window to rear aspect. The four piece family bathroom features a shower with waterfall feature, a relaxing bath, WC and vanity unit with basin. Double glazed window to side aspect.

As you approach the property, you'll be greeted by a low maintenance front garden, thoughtfully designed with a monoblock driveway that comfortably accommodates two vehicles. A neatly grassed lawn adds a touch of greenery and charm. The enclosed rear garden boasts a lush grassed lawn, providing ample space for children to play or for you to indulge in a spot of gardening. A scattering of shrubs and chipped stones add to the texture, while the patio allows you to enjoy summer barbecues or simply unwinding after a long day.

The village of Culgaith is nestled within the Eden Valley and sits approximately 8 miles from the market town of Penrith. The picturesque surroundings of the Eden Valley are within easy reach of the Lake District and Dales National Parks, making it an inviting place to live. The village offers a welcoming community with, a primary school, public house, park and church, whilst being within easy access to the A66. Penrith is a historic market town hosts the main amenities including two high schools; Ullswater Community College, and Queen Elizabeth Grammar School. Both are excellent and cater to various academic needs. School buses run to each from the local villages.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ Diner 17' 5" x 21' 0" (5.31m x 6.4m)



Kitchen/ Diner



Living Room



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Bedroom Five**

**Living Room** 13' 1" x 12' 10" (3.99m x 3.91m)

**Utility Room** 11' 2" x 5' 11" (3.4m x 1.8m)

**Downstairs WC**

**Garage** 16' 1" x 10' 6" (4.9m x 3.2m)

**First Floor**

**Bedroom One** 13' 5" x 12' 10" (4.09m x 3.91m)

**En-suite**

**Bedroom Two** 13' 1" x 10' 2" (3.99m x 3.1m)

**En-suite**

**Bedroom Three** 6' 6" x 13' 1" (1.98m x 3.99m)

**Bedroom Four** 13' 1" x 9' 6" (3.99m x 2.9m)

**Bedroom Five** 9' 10" x 9' 2" (3m x 2.79m)

**Bathroom**

**Property Information**

**Tenure**

Freehold (Vacant possession upon completion)

**Council Tax**

Band E

Westmorland & Furness Council

**Services & Utilities**

Mains electricity, mains water and mains drainage. Air source pump heating with underfloor heating on the ground floor

**Energy-Performance Certificate**

Band B

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

**Directions**

At Kemplay Bank roundabout, take the 2nd exit onto A66. Turn left towards B6412, turning right onto B6412 and turn left to stay on this road. Slight left, turning right onto Otters Holt. Take the first right onto The Brook and the property is at the end of the cul-de-sac on the left hand side

**What3words Location**

///dissolve.husky.shrub

**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 (inc. 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 (inc. VAT)

**Disclaimer**



Bedroom One



En-suite



Garden



Garden

Request a Viewing Online or Call 01768 593593

## Penrith Sales Team

### Jill Connon

Branch Manager & Property Valuer  
01768 593593



[jillconnon@hackney-leigh.co.uk](mailto:jillconnon@hackney-leigh.co.uk)

### Sarah Beales

Sales Negotiator  
01768 593593



[penrithsales@hackney-leigh.co.uk](mailto:penrithsales@hackney-leigh.co.uk)

### Emily Grundy

Sales Negotiator  
01768 593593



[penrithsales@hackney-leigh.co.uk](mailto:penrithsales@hackney-leigh.co.uk)

### Steve Hodgson

Viewing Team  
01768 593593



[penrithsales@hackney-leigh.co.uk](mailto:penrithsales@hackney-leigh.co.uk)

### Helen Holt

Viewing Team  
01768 593593



[penrithsales@hackney-leigh.co.uk](mailto:penrithsales@hackney-leigh.co.uk)

Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: 01539 792032

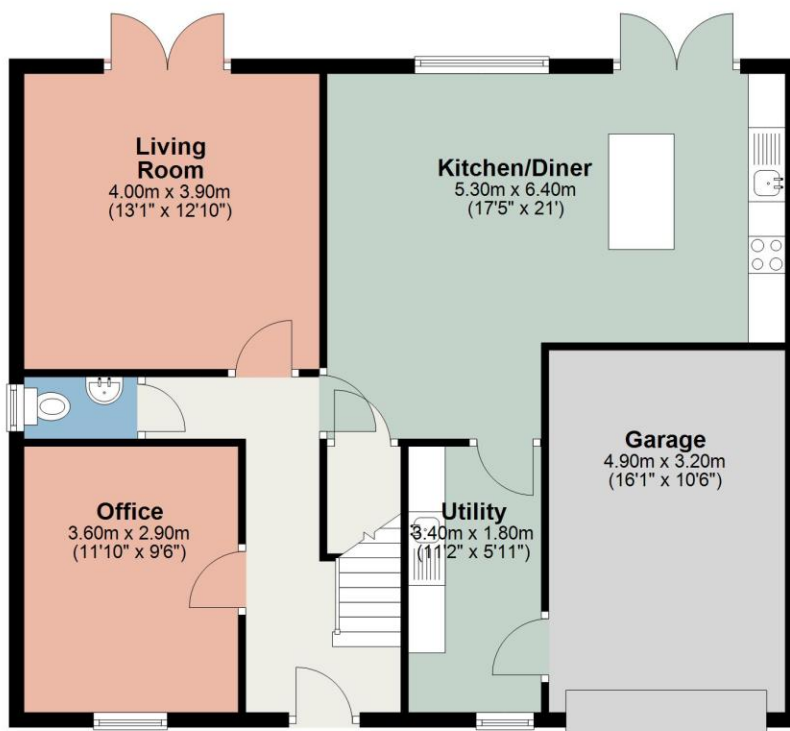


Can we save you money on your **mortgage**? Call us on: 01539 792033

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: [penrithsales@hackney-leigh.co.uk](mailto:penrithsales@hackney-leigh.co.uk)

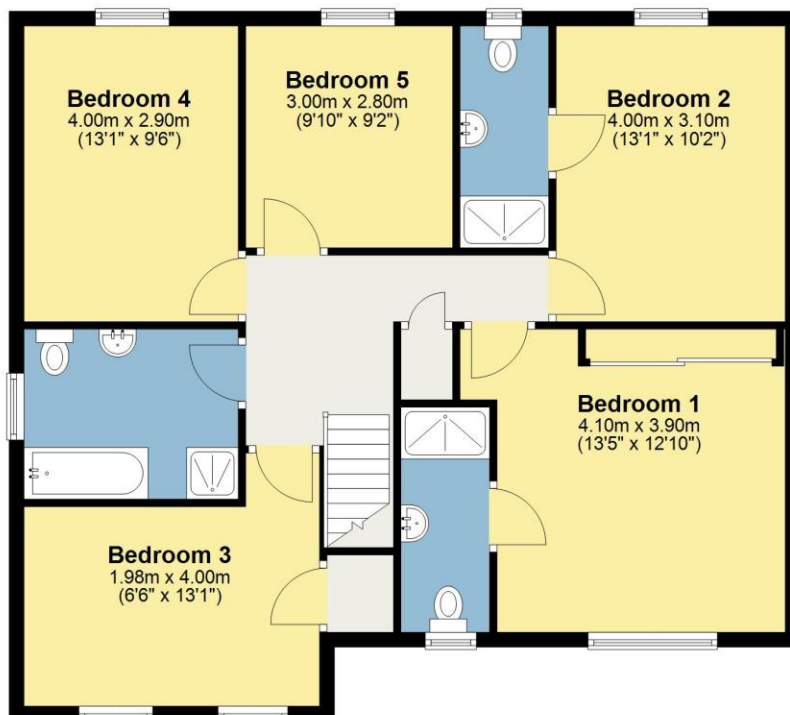
## Ground Floor

Approx. 90.8 sq. metres (977.6 sq. feet)



## First Floor

Approx. 87.1 sq. metres (937.3 sq. feet)



Total area: approx. 177.9 sq. metres (1914.9 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

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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 30/04/2026.

Request a Viewing Online or Call 01768 593593