

10 Long Meg Cottages Little Salkeld, CA10 1NL



- **Immaculate 3 Bedroom Semi Detached Property**
- **Living Room, Kitchen/Diner + Utility Room**
- **3 Bedrooms + Bathroom with Shower Bath**
- **Garden to Front with Driveway Parking for Two Vehicles**
- **Enclosed Rear Garden with Good degree of Privacy**
- **uPVC double Glazing + Oil Heating**
- **Ideal For First Time Buyers or a Family Home**
- **Local Occupancy Restriction Applies**
- **Tenure: Freehold Council Tax Band: B EPC Rate: C**

Asking price £220,000

Located at the end of a quiet Cul-De-Sac in the lovely Eden Valley village of Little Salkeld is this Immaculately presented 3 Bedroom Semi-Detached home. Offering Driveway Parking to the front and Low maintenance Gardens the property would make a perfect First time Buyers home or Family home. The property offers stylish and comfortable accommodation comprising: Entrance Hallway, Living Room, Kitchen/Diner, and Utility with WC to the ground floor. Upstairs there are 3 Bedrooms and a Family Bathroom. This lovely home benefits from uPVC Double Glazing, and Oil heating.

Location

From Penrith town centre, head south on King Street which becomes Victoria Road and then Bridge Lane to the Kemplay Foot roundabout. Take the first exit on the A686, signposted to Langwathby and Melmerby and follow the road into Langwathby. At the village green take the first left turn, just prior to the pub signposted to Little Salkeld and Glassonby.

What3words ///giving.passports.siblings

Amenities

In the neighbouring village of Langwathby, approximately 1 ½ miles, there is an infant and primary school, a village shop with Sub Post Office, Church and a public house. There is a railway station on the Settle Carlisle line, giving commuter access to Carlisle and Leeds city centre. All main facilities are in Penrith a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Gas central heating.

Tenure Freehold

The property is freehold and the council tax is band B.

Local Occupancy Restriction

A Cumbria wide local occupancy clause applies.

We understand that the criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process.

Any prospective purchase will need to satisfy themselves that they meet the criteria and can make enquiries with the council.

<https://www.westmorlandandfurness.gov.uk>
01768 817817

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2025 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a uPVC composite door into the;

Hallway 12'1 x 6'6 (3.68m x 1.98m)

With laminated wooden floor, uPVC double glazed window to the side, stairs to the first floor, radiator, storage cupboard. Doors lead to the kitchen/diner and;



Living Room 11'8 x 18'9 (3.56m x 5.72m)

Having wood laminate flooring, radiator, two uPVC double glazed windows to front, and uPVC double glazed double doors leading out to the rear garden.



Kitchen/Dining Room 12'1 x 11'9 (3.68m x 3.58m)

Having a range of white shaker wall and base units with wood effect worksurface, stainless steel single drainer sink with mixer tap and tiled splashback. There is an integrated electric oven and hob with extractor fan over, and space for a dishwasher. The floor is tiled there is a radiator and uPVC double glazed window to side.



Utility Room 9'11 x 9'8 (3.02m x 2.95m)

Having plumbing for washing machine, and space for a tumble dryer and a fridge freezer. There is a radiator and oil fired boiler and the floor is tiled. A uPVC double glazed window to faces to the rear and a uPVC composite door leads to rear garden, and a further door leads to the;



WC

Fitted with a toilet and hand basin and having tiled flooring and uPVC double glazed window to rear.



First Floor-Landing

Stairs lead to the first floor landing having uPVC double glazed window to the front, loft access hatch and storage cupboard housing the high pressured water cylinder. Doors lead off to bedrooms 1, 2 and 3 and bathroom.



Principal Bedroom 11'9 x 11'9 (3.58m x 3.58m)

Having uPVC double glazed window to rear. Radiator.



Bedroom Two 12'1 x 11'9 (3.68m x 3.58m)

Having uPVC double glazed window to front,. Radiator



Bedroom Three 8'7 x 8'9 (2.62m x 2.67m)

Currently used as a dressing room. uPVC double glazed window to rear. Radiator

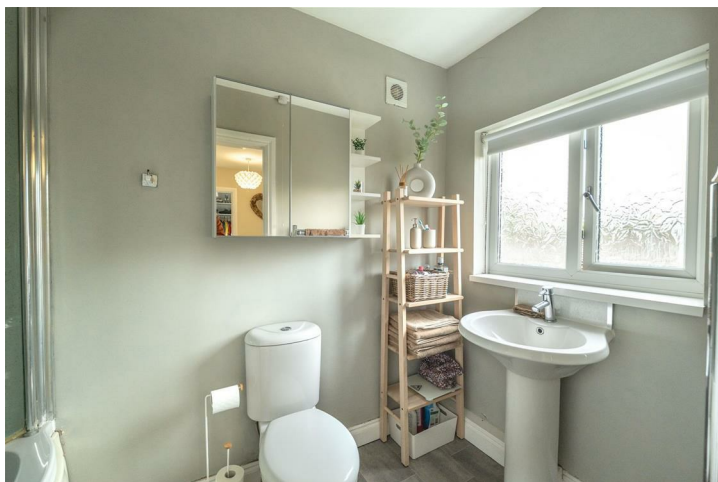


Bathroom 5'8 x 9 (1.73m x 2.74m)

Fitted with WC, wash hand basin and P shaped bath with shower boards to two sides, chrome mixer taps and a shower over with a glass shower screen



There is a uPVC double glazed window to front, a wall mounted towel rail and lino flooring.



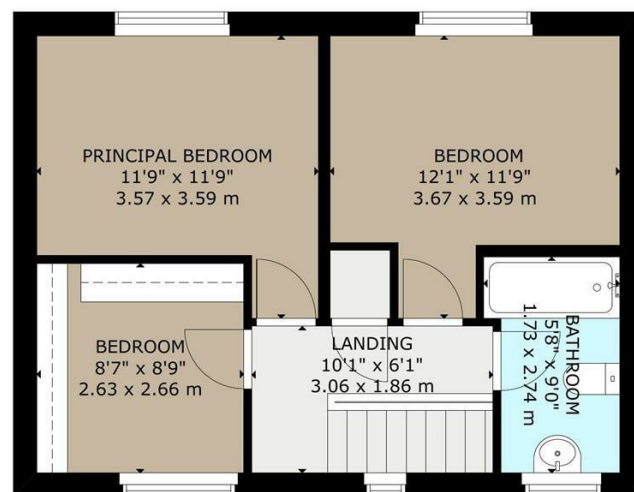
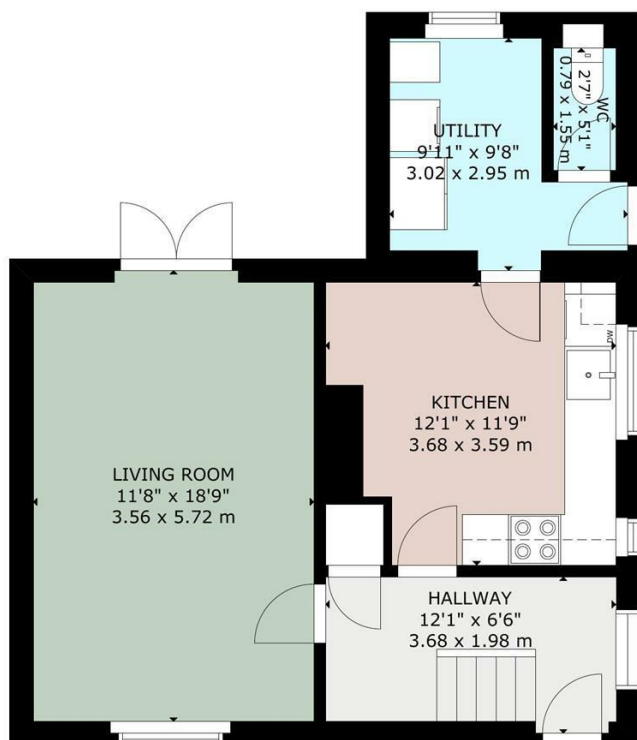
Outside

To the front there is a low maintenance astro turf garden and driveway parking for two vehicles.

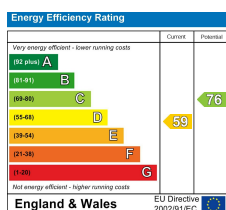


To the rear is a private garden mainly to patio. with a raised flower bed border with access down the side of the home to the driveway.





GROSS INTERNAL AREA
TOTAL: 91 m²/982 sq.ft
FLOOR 1: 50 m²/540 sq.ft, FLOOR 2: 41 m²/442 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

