

**WILKES
GREEN
HILL**

Residential
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Letting Agents

2 Bluebell Drive, Winskill, Cumbria, CA10 1FJ



- **Peaceful Private Cul-de-Sac in a Quiet Eden Valley Village**
- **Striking Efficient Modern Detached Family Home with Countryside Views**
- **Sitting Room, Large Dining-Kitchen-Day Room, Study, Laundry Room + Cloakroom**
- **4 Bedrooms, En-Suite Shower Room + House Bathroom**
- **Attractive Forecourt Garden + Off Road Parking for Three Cars**
- **Enclosed Rear Garden with a Westerly Aspect**
- **uPVC Double Glazing + LPG Central Heating**
- **Tenure - Freehold. Council Tax Band - E. EPC - B**

Asking price £425,000

In the peaceful Eden Valley hamlet of Winskill, just over a mile and a half from Langwathby, 2 Bluebell Drive is a smart, comfortable and very efficient modern detached family home offering immaculate accommodation comprising; Entrance Hall, Sitting Room a large Dining-Kitchen-Day Room, a Laundry Room, Study and a Cloakroom to the ground floor and Four Bedrooms, an En-Suite Shower Room and a House Bathroom to the first floor. There is a part boarded loft with ladder.

The house is set in a private cul-de-sac in a peaceful hamlet and has an attractive Forecourt Garden, Off Road Parking for three cars and an enclosed Rear Garden with a westerly aspect.

The property also has the benefit of Double Glazing, LPG Central Heating via a Condensing Boiler and combined with the high level of modern insulation has an impressive EPC Rating of B.

Location

From Penrith, head south to the A66 roundabout and take the first exit on the A686, signposted to Alston and Langwathby. Drive through Langwathby and continue for approximately 1 mile. Turn left, signposted to Winskill and Hunsonby. Follow the road to the left, signposted to Winskill and Little Salkeld, Bluebell Drive is the first turn on the left.

Amenities Penrith

In the neighbouring village of Hunsonby, approximately 1/2 a mile, there is an outdoor heated swimming pool and village hall, Langwathby, approximately 1.7 miles away, is a well serviced village with a range of facilities, including an infant/primary school, a Church, a Village Hall, a Shop/Post Office, a Public House and a Railway Station on the Settle Carlisle railway line. All main facilities are in Penrith, approximately 6.5 miles. There is a school bus service to both the primary and secondary schools.

Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is LPG via a condensing boiler.

There is a management company, comprising the 5 householders in Bluebell Drive, which is responsible for the maintenance of the road, the shared grassed area and the pump system for the foul drains to the mains sewer.

Tenure

The property is freehold and the council tax is band E

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 2024 was £253.00

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.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hallway 17'3 x 6'8 (5.26m x 2.03m)

Stairs lead to the first floor with a contemporary glass balustrade and oak handrail. There is a single radiator and natural oak doors off.



Sitting Room 13'7 x 11' (4.14m x 3.35m)

There is a double radiator, a TV/satellite point and a uPVC double glazed window to the front looking across the surrounding countryside to the Pennines.



Study 6'7 x 10' (2.01m x 3.05m)

Having a single radiator, a telecoms point and a uPVC double glazed window to the front looking across the surrounding countryside to the Pennines.



Kitchen Dining Day Room 10'1 x 28'7 (3.07m x 8.71m)

The kitchen area is fitted with a range of matt grey fronted units with a quartz composite worksurface having an under mounted one and a half bowl sink with carved drainer and a mixer tap. All appliances are Neff and include a built-in mid height electric oven, microwave, an induction hob with a extractor hood above, an integral fridge freezer, a slimline wine fridge and a dishwasher.



The flooring is ceramic tiled, there are recessed downlights to the ceiling and there are two double radiators. uPVC double glazed windows face to two sides and bifold doors with integral blinds open out into the garden.

Oak doors open to the under stairs store/pantry and to the;



Laundry 6'3 x 4'11 (1.91m x 1.50m)

Having a quartz composite worksurface across one side with plumbing below for a washing machine and space for a tumble dryer. A wall mounted Logic LPG condensing combination boiler provides the hot water and central heating. The flooring is ceramic tiled, there is a single radiator, an extractor fan and a composite security door opens to the outside.



Cloakroom 6'1 x 4'9 (1.85m x 1.45m)

Fitted with a contemporary toilet, wash basin with pillar tap and having ceramic tiled flooring. There is a single radiator and an extractor fan.



First Floor – Landing

There is a single radiator a recessed wardrobe with hanging space and a recessed linen cupboard with shelves. A ceiling trap gives access to the roof space and oak panel doors lead off.

Bedroom One 11'10 x 10'4 + door recess (3.61m x 3.15m + door recess)

uPVC double glazed French doors, with integral blinds, open to the front with a Juliet balcony and a view across the surrounding countryside to the Pennines. There is a single radiator, a TV aerial point and a wardrobe recess which could be used to create built-in furniture. A door opens to the;



En-Suite 7'4 x 6'4 (2.24m x 1.93m)

Fitted with a contemporary toilet, a wash basin with pillar tap and a shower enclosure, tiled to 3 sides with a twin head mains fed shower over. The floor is ceramic tiled, one of the walls is part tiled and there are recessed downlights to the ceiling. There is a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the front.

**Bedroom Two 11'7 x 9'7 (3.53m x 2.92m)**

Having a single radiator, a TV aerial point and a uPVC double glazed window overlooking the rear garden.

**Bedroom Three 12'8 max x 11'1 (3.86m max x 3.38m)**

There is a single radiator, a TV aerial point and a uPVC double glazed window to the front overlooking the surrounding countryside to the Pennines.



Bedroom Four 10'8 x 9'6 max (3.25m x 2.90m max)

There is a single radiator, a TV aerial point and a uPVC double glazed window to the rear looks out onto the garden.



Bathroom 5'7 x 8'5 (1.70m x 2.57m)

Fitted with a contemporary toilet, wash basin with pillar tap and a bath with mixer tap, tiles around and an Aqualisa electric shower over. One of the walls is part tiled, the floor is ceramic tiled and there are recessed downlights to the ceiling. There is a chrome heated towel rail, an extractor fan and a uPVC double glazed window.



Outside

To the front of the house is a small forecourt garden to lawn with shrub borders and a stone flagged path to the front door.

To the side of the house is off-road parking for three cars. A gate on the left-hand side opens to the rear garden.



The rear garden is laid mainly to lawn with a stone flagged terrace across the width of the house, well stocked shrub and flowering beds and borders and a high wood fence to either side.

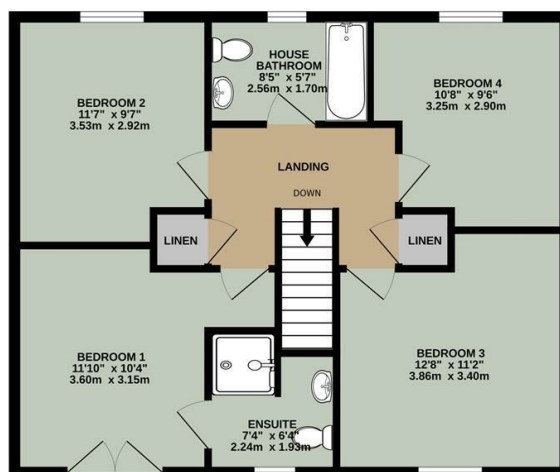
The rear garden has a westerly aspect, therefore enjoying a high degree of afternoon and evening direct sunlight.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.

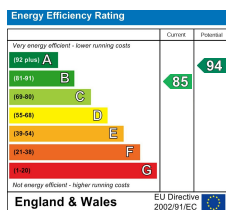


1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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