



8 Salkeld Road, Langwathby, CA10 1ND.

Guide Price £280,000

PFK

8 Salkeld Road

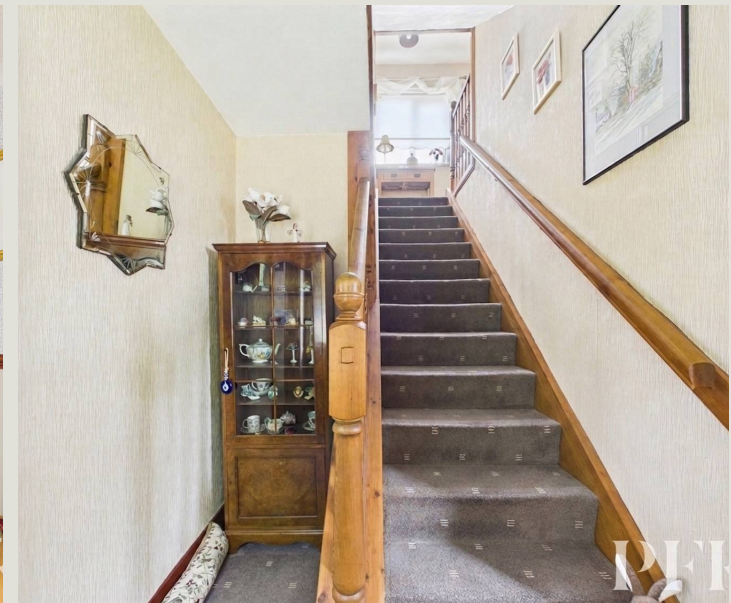
The Property:

Situated in the heart of the sought after village of Langwathby, this delightful three bedroom semi detached home offers the perfect setting for family life, combining well planned accommodation with generous outdoor space and an excellent village location.

The property is entered via a welcoming entrance hall with stairs leading to the first floor. The ground floor comprises a spacious living room, an attractive conservatory with doors opening directly onto the rear garden and an open plan dining area and kitchen fitted with contemporary units, creating an ideal space for both everyday family living and entertaining. A useful utility area, ground floor WC and store provide excellent practicality. To the first floor are three well proportioned bedrooms served by a well appointed shower room.

Externally, the property enjoys a good sized enclosed rear garden, perfect for children, pets and outdoor dining. To the front, two attractive garden areas either side of the pathway are complemented by a traditional wall and gated entrance, creating excellent kerb appeal and a welcoming approach. A gated driveway provides offroad parking for multiple vehicles, adding further convenience.

PLEASE NOTE: The property has a local occupancy clause and is subject to a Section 157 Housing Act 1985 local occupancy restriction and cannot be purchased as a second home or holiday let. At least one purchaser must have lived or worked in Cumbria for the three years immediately prior to purchase.





The property continued....

Where this requirement is not met, Westmorland and Furness Council may consider granting discretionary consent to buyers who can demonstrate strong local connections, with each application assessed on its individual circumstances.

LOCATION & DIRECTIONS:

Langwathby is a village with an excellent range of amenities including a nursery, pre-school and primary school, shop/off licence with post office, church, inn and village hall with tennis court, together with a station on the scenic Settle-Carlisle railway line. There is ample walking in the area and a cricket club at nearby Edenhall. For those wishing to commute, the M6 and A66 are easily accessible and the Lake District National Park is also within easy driving distance.



Directions

8 Salkeld Road can be located using the postcode CA10 1ND. Alternatively by using What3Words: [///amps.scoots.dish](https://www.what3words.com/amps.scoots.dish)

- **Tenure: Freehold**
- **Council Tax: Band B**
- **EPC rating G**

ACCOMMODATION

GROUND FLOOR

Hallway

8' 2" x 5' 8" (2.49m x 1.72m)

Living Room

17' 5" x 10' 3" (5.31m x 3.12m)

Conservatory

9' 5" x 8' 0" (2.88m x 2.44m)

Dining Area

10' 5" x 9' 10" (3.18m x 3.00m)

Kitchen

13' 3" x 6' 5" (4.05m x 1.95m)

Utility Room

7' 3" x 5' 9" (2.21m x 1.76m)

WC

4' 6" x 2' 6" (1.36m x 0.77m)

Store

8' 6" x 7' 6" (2.59m x 2.28m)

FIRST FLOOR

Landing

9' 4" x 6' 5" (2.85m x 1.96m)

Bedroom 1

13' 0" x 8' 11" (3.96m x 2.73m)

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Bedroom 3

9' 11" x 8' 0" (3.02m x 2.45m)

Shower Room

6' 9" x 6' 6" (2.06m x 1.99m)





EXTERNALLY

Front Garden

Lawned garden areas with stocked flower borders and pathway leading to main entrance.

Rear Garden

Good size lawned rear garden with patio/dining area.

Driveway

Gated driveway providing parking.





ADDITIONAL INFORMATION

Services

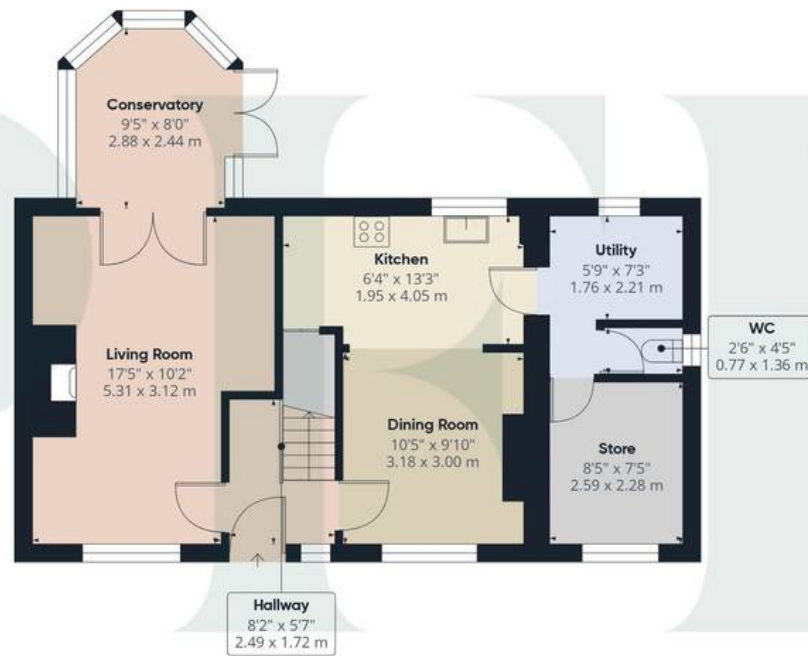
Mains electricity, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral Fee Disclosure

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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





Floor 0



Floor 1

Approximate total area⁽¹⁾

1052 ft²

97.5 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	10	
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales



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