

Langwathby

£750,000

16 Low Farm, Langwathby, Penrith, CA10 1NH

Situated on the highly desirable Story Homes development at Low Farm, in the heart of the Eden Valley village of Langwathby, this exceptional detached family home has been thoughtfully extended, beautifully updated and improved throughout by its current owners, creating a wonderful combination of generous accommodation and contemporary living in an enviable setting.

Occupying a particularly desirable position at the end of a cul-de-sac, on a private corner plot with no through traffic, the property enjoys a wonderful degree of privacy, together with beautifully landscaped gardens, a detached double garage and driveway parking for up to four vehicles.

At the heart of the property is the stunning extended kitchen, living and dining space, featuring a bespoke Atlantis kitchen, as featured in Cumbria Life magazine. Designed with modern family life and entertaining in mind, the kitchen boasts an impressive central island with quartz worktops, integrated appliances, two butler's pantries and a Falcon range cooker. The extension provides ample space for a full dining table and relaxed seating, with a lovely outlook over the garden and doors opening onto a covered veranda and patio, seamlessly connecting the indoors with the outdoors. Underfloor heating and air conditioning provide comfort throughout the seasons, with the latter powered by an air source heat pump.

4	3	3	D	*Superfast broadband available*	*Double garage and driveway for 4 cars*

Quick Overview

Exceptional four bedroom detached family home

Stunning ground floor extension

Highly desirable private corner plot at the head of a cul-de-sac

Sought-after Eden Valley village

Beautifully landscaped gardens with covered veranda and patio

Two insulated garden offices with underfloor heating, power and broadband

Approximately five miles from Penrith, with excellent access to the M6, A66 and Lake District National Park

Bespoke Atlantis kitchen, featured in Cumbria Life magazine

Detached double garage and driveway parking for four cars

Property Reference: P0627



Entrance Hallway



Living Room



Playroom



Dining Area

The ground floor offers excellent flexibility to suit a variety of family needs, with a generous entrance hallway, a spacious living room with gas fire providing a lovely space to relax and unwind, and a further versatile reception room, currently used as a playroom. A separate utility and boot room, with external access, built-in storage and space for laundry appliances, together with a downstairs WC, completes the ground floor accommodation.

To the first floor, the property continues to offer generous accommodation, with three well-proportioned double bedrooms and a particularly good-sized single bedroom. The primary bedroom benefits from a dedicated dressing area with fitted wardrobes and a generous en-suite bathroom. A second double bedroom also enjoys the convenience of its own en-suite shower room, while the remaining bedrooms are served by the family bathroom. The current owners have further enhanced this floor with the installation of new bathrooms, additional storage and redecoration, ensuring the accommodation is both stylish and functional.

Further improvements include a new boiler and hot water tank, alongside the impressive rear extension and extensive landscaping of the gardens. A particularly valuable addition for those working from home is the provision of two purpose-built garden offices, measuring approximately 3m x 3m and 3m x 4m. Both are insulated and benefit from underfloor heating, electricity and broadband, providing comfortable year-round workspaces, with excellent potential for alternative uses such as a studio, gym or hobby room.

Outside, the beautifully landscaped gardens wrap around the corner plot, providing attractive spaces to relax and entertain, with raised beds, a greenhouse and garden shed. The covered veranda and patio offer a wonderful extension of the living space, while the detached double garage and generous driveway provide excellent parking and storage.

Langwathby is a highly sought-after Eden Valley village, with a welcoming community and excellent local amenities including a school, nursery, village pub, shop and railway station on the renowned Settle–Carlisle line. The surrounding countryside offers wonderful opportunities for walking and exploring, with the nearby Pennines on the doorstep. The market town of Penrith is approximately five miles away, offering a wider selection of shops, restaurants, cafés, schools and leisure facilities, together with convenient access to the M6, A66 and Lake District National Park.

Combining an enviable private position, generous and flexible family accommodation, an outstanding bespoke kitchen and living space, beautifully landscaped gardens and two fully equipped garden offices, this is a truly distinctive home in a highly desirable village setting. Properties offering this combination of space, privacy and quality rarely come to the market, making this an exceptional opportunity for buyers seeking a home that is ready to enjoy.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Living Room
13' 6" x 19' 10" (4.11m x 6.05m)

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Kitchen Family Room



Kitchen Family Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Playroom
12' 6" x 9' 6" (3.81m x 2.9m)

Downstairs W.C

Boot Room
10' 3" x 6' 6" (3.14m x 1.99m)

Utility Room
7' 3" x 7' 11" (2.28m x 2.43m)

Kitchen/ Dining/ Family Room
32' 8" x 23' (9.96m x 7.01m)

First Floor

Bedroom One
11' 1" x 11' 11" (3.38m x 3.65m)

Dressing Area
6' 11" x 8' 6" (2.13m x 2.88m)

Ensuite Shower Room

Bedroom Two
12' 8" x 11' 1" (3.86m x 3.38m)

En-suite Shower Room

Bedroom Three
12' 8" x 10' 1" (3.86m x 3.07m)

Bedroom Four
10' 1" x 7' 3" (3.07m x 2.21m)

Family Bathroom

Outside

Garden Office 1
9' 10" x 12' 5" (3m x 3.78m)

Garden Office 2
9' 9" x 10' 10" (2.97m x 3.3m)

Double Garage
17' 9" x 18' 9" (5.43m x 5.74m)

Property Information

Tenure
Freehold

Council Tax
Band F
Westmorland & Furness Council

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Rear Aspect



Covered Seating Area



Garden Offices



Aerial View



Aerial View of Village Green

Services & Utilities

Mains electricity, mains water, mains gas, mains drainage and an air conditioning unit run from an air source heat pump

Right of Way

We have been advised that the electricity network operator has access to the overhead pole in the garden

Energy Performance Certificate

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

Broadband Speed

Superfast broadband available

What3words Location

///universes.curving.sending

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Meet the Team

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

HACKNEY & LEIGH

Approximate total area(1)

213.2 m²

2295 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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