WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

5 Woodland Way, Culgaith, CA10 1SH



- **Immaculate, Stylish and Spacious Modern Detached Family Home**
- **Desirable Eden Valley Village Between Penrith and Appleby**
- **Living Room and Large Dining Kitchen + Utility Room + Cloakroom**
- **Four Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **Off Road Parking, Integral Garage with Auto Door + EV Charging Point**
- **Enclosed Rear Garden with a South and Westerly Aspect**
- **uPVC Double Glazing + Air Source Heat Pump**
- **Tenure- Freehold. Council Tax Band - E. EPC Rate - B**

Asking price £430,000

Exuding the feeling of space, light, style and comfort, 5 Woodland Way is an exquisite modern detached family home, in the vibrant community of Culgaith, between Penrith and Appleby in the heart of the Eden Valley, utilising up to date insulation and an eco-friendly heating system to create an attractive and efficient home of quality with accommodation comprising; Entrance Hall, Living Room, Kitchen-Dining Room, Utility Room, Cloakroom, 4 Double Bedrooms, the principal having a Dressing Room and En-Suite and there is a House Bathroom with both a bath and a separate shower.

Outside there is Off Road Parking with an EV Charging Point and an Integral Garage with an Automatic Door. The Gardens to one side and the rear also benefit from a south and westerly aspect, enjoying a high level of direct sunlight.

Location

From Penrith head East on the A66. On the second section of dual carriageway, take the first exit, signposted to Culgaith and Temple Sowerby and turn right at the T-junction. Drive over the bridge and turn left, signposted to Culgaith. After 1/3 mile, fork left and follow the road for approximately 1/4 mile and turn right into Otter's Holt. take the first left turn into Woodland Way and keep left, number 5 is at the head of the cul-de-sac.

The what3words position is; frown.scrap.routine

Amenities

In the village of Culgaith, there is a village school, a public house and a church There is a village shop and post office in Langwathby, approximately 2 miles and all main facilities are in Penrith, 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 by an air source heat pump. Internet speed tested at 440 Mb/s download - 28th May 2026

Tenure Freehold

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

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 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 an open porch and a composite security door to the;

Hallway
A staircase leads to the first floor with natural oak newel post and banister with painted spindles and a storage cupboard below. There is underfloor heating and oak doors lead off to the cloakroom, dining kitchen and;



Living Room 15'6 x 13'8 (4.72m x 4.17m)
Having; underfloor heating, a wall mounting point for a flatscreen TV and a uPVC double glazed window to the front.





Kitchen Dining Room 13'4 max x 26'10 (4.06m max x 8.18m)

The kitchen area is fitted with a range of shaker style fronted wall and base units and a marble effect works surface incorporating a composite one and a half bowl single drainer sink with mixer/boiling water tap. There is a built-in electric double oven, combination microwave and an induction hob with a glass splashback and extractor hood. There is also an integral fridge freezer and dishwasher. A large island unit to match the kitchen has the same marble effect works surface including a breakfast bar with pan drawers below, a wine rack and power points. In the kitchen area are recessed LED downlights.





The flooring is wood effect LVT right the way through with underfloor heating and there is a uPVC double glazed window and double doors opening onto a rear garden. An oak door opens to the;



Utility Room 7'9 x 6'4 (2.36m x 1.93m)

Fitted with wall and base units to match the kitchen with the marble effect work surface and composite single drainer sink and pillar tap. There is plumbing for a washing machine machine and space for a tumble dryer, the LVT flooring with underfloor heating follows through from the kitchen, a UPVC double glazed door opens to the rear garden and an oak door opens into the.:

Garage 21' 4 x 9'9 (6.40m 1.22m x 2.97m)

Having an insulated up and over automatic vehicle door, lights and electric power points. To one corner is the pressurised hot water tank. Also located in the garage is the MCB consumer unit and the telecoms point for the internet.

Cloakroom

Fitted with a contemporary toilet and corner wash basin. The floor flooring is LVT and there is a uPVC double glazed window.



First Floor-Landing

Having a double radiator, a recessed store cupboard with double doors and a ceiling trap with access to the insulated loft space. Oak doors lead off.



Principal Bedroom Suite

The door from the landing opens into a;

Dressing Room 4'11 x 14'7 (1.50m x 4.45m)

Built-in wardrobes to one side, give hanging and shelf storage and there is a single radiator and an oak door to;



Bedroom 12'2 x 14' 8 max (3.71m x 4.27m 2.44m max)

There is a double radiator, a wall point for a flat screen TV, and uPVC double glazed window with colonial blinds faces to the front and door opens to the;



En-suite 6'6 x 7'11 (1.98m x 2.41m)

Fitted with a contemporary toilet, wash basin with cabinet below and a large low-step shower enclosure having a twin head mains fed shower over and tiles to two sides. The floor is ceramic tiled, there is a modern column radiator, a shaver socket, an extractor fan and a uPVC double glazed window to the front.



Bedroom Two 11'4 x 12'2 (3.45m x 3.71m)

There is a wall point for a flatscreen TV, a double radiator and a uPVC double glazed window to the rear looking over the garden.



Bedroom Three 15'6 x 9'11 (4.72m x 3.02m)
Currently used as a second sitting room, to one end are built-in wall cupboards with shelves above and there is a double radiator and a uPVC double glazed window to the front.



Bedroom Four 11'4 x 10'max (3.45m x 3.05mmax)
To one side or recessed wardrobes with hanging and shelf space. There is a double radiator and a uPVC double glazed window to the rear overlooking the garden.



House Bathroom 7' x 10'3 (2.13m x 3.12m)
Fitted with a contemporary toilet, wash basin set in a cabinet, panelled bath with tiles around and a large low-step shower and enclosure with a two head mains fed shower over and tiles to two sides. The floor is ceramic tiled, there is a contemporary column radiator, a shaver socket, an extractor fan and a uPVC double glazed window to the rear.





Outside

To the front of the house is a double width paved driveway allowing off-road parking for two cars, access to the garage and having an EV charging point. To the side of the driveway is a garden area to lawn.



.A gate to the right hand side of the house opens to path to the rear garden and to the left-hand side to a further triangular garden area, part to grass part to gravel with raised vegetable beds and space for a shed.



The rear garden is triangular and mainly laid to lawn with a stone flagged patio by the doors from the kitchen dining room. At the bottom of the garden is a circular gravel bed with low-level shrub bed around



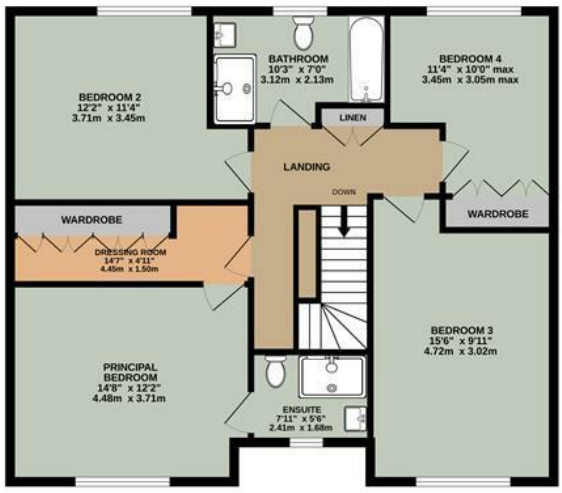
Referal Fees

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

GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.

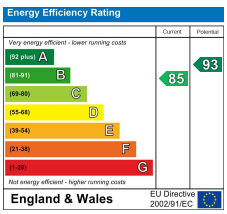


1ST FLOOR
925 sq.ft. (85.9 sq.m.) approx.



TOTAL FLOOR AREA : 1858 sq.ft. (172.6 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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