

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Beacon View, Little Salkeld, CA10 1NN



- **Detached Sandstone Country Home in a Peaceful Hamlet**
- **Elevated Location with Excellent Views Across the Eden Valley**
- **Living Room, Snug/Study, Dining Room, Conservatory + Kitchen**
- **Three Bedrooms and Spacious Bathroom**
- **Utility Room, Cloakroom + Larder**
- **Adjoining Outbuilding with Potential to Extend (Subject to PP)**
- **uPVC Double Glazing + Multi Fuel Stove**
- **Oil Central Heating via a Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - E. EPC - Rate E**

Asking price £400,000

Enjoying a raised, rural position with glorious views overlooking the Eden Valley, Beacon View is a detached sandstone house dating from the late 19th century, set in a good size plot and with comfortable accommodation comprising; Entrance Hall, Living Room, Snug/Study, Dining Room, Kitchen, Conservatory, Utility Room, Cloakroom and Pantry to the ground floor. To the first floor is a Landing, Three Bedrooms and a generous size Bathroom.

The Gardens extend to the front and rear and adjoining the rear of the house is a large two storey Sandstone Outhouse with excellent opportunity to extend into, for use as a Workshop/Store or to create a Home Office.

The property also benefits from uPVC Double Glazing, Oil Fired Central Heating via a Condensing Boiler coupled with a Pressurised Hot Water System and there is a Multi Fuel Stove in the living room.

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. Follow the road through Little Salkeld, Beacon View is the last property on the left hand side.

The location position is; secure, resides, lessening.

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 and electricity are connected to the property.

Heating is by fuel oil via a condensing boiler coupled with a pressurised hot water system.

Drainage is to a private septic tank

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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.

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

ACCOMMODATION

Entrance

The natural entrance is to the rear of the building through a uPVC double glazed door to the;

Rear Hall

Doors lead off to the WC, the utility room and;

Living Room 16'10 x 12'6 (5.13m x 3.81m)

A multi fuel stove is set in a stone inglenook with stone hearth and an arched niche to one side. A uPVC double glazed window to the front looks out onto the garden and across the surrounding countryside. There is a double radiator, a TV aerial lead, a satellite lead and a telecoms point. Panelled doors open to the larder and snug and a multipane glazed door opens to an inner lobby.



Snug 12'1 x 9'10 (3.68m x 3.00m)

Having a double radiator, a uPVC double glazed window to the front looking onto the garden and a multiplane glazed door opening to the greenhouse.

**Inner Lobby**

Stairs lead to the first floor with a cupboard below and there is a single radiator, a telephone point, a uPVC double glazed window and a multi pane glazed door opens to the;

Dining Room 16'2 x 9'3 (4.93m x 2.82m)

Having two double radiators, a uPVC double glazed window to the side looking out across the valley, a uPVC double glazed door to the conservatory and being open into the;

**Kitchen 10'1 x 9'2 (3.07m x 2.79m)**

Fitted with pale wood effect fronted unit units and a dark grey work surface incorporating a stainless steel single drainer sink with mixer tap. There is space for a slot in electric cooker, space for an upright freezer and for a further under counter appliance. A uPVC double glazed window overlooks the front garden.



Conservatory

Being a uPVC double glazed frame with a polycarbonate roof set on a low wall and having a door opening into the garden.

The conservatory is on the south west side of the house and benefits from the afternoon and evening sun as well as the superb views.



Larder 4'1 x 9' 9 (1.24m x 2.74m 2.74m)

Accessed from the living room and having stone shelving to two sides and also housing the MCB consumer unit and the electric meter.



Utility Room 8'10 x 9'3 (2.69m x 2.82m)

Having a base unit with a one and a half bowl single drainer sink and mixer tap setting in a dark grey work surface. A floor mounted, Worcester oil fired condensing boiler provides the central heating and hot water through a pressurised hot water tank. There is a single radiator and a uPVC double glazed window to the rear.



Cloakroom 5'3 x 6'4 (1.60m x 1.93m)

Fitted with a toilet and wash basin and having a single radiator and a uPVC double glazed window.

First Floor-Landing

There is a single radiator, a built-in storage cupboard and a ceiling trap to one of the roof spaces. Painted panel doors lead off to the bedrooms and bathroom

Bedroom One 16'10 x 9'8

There is a radiator, a ceiling trap to the second roof space in the uPVC double glazed window to the front gives a glorious view out across the Eden Valley.



Bedroom Two 14'1 x 12'6 (4.29m x 3.81m)

There is a double radiator, a TV aerial lead, telephone point and a uPVC double glazed window to the front gives a glorious view out across the Eden Valley.



Bedroom Three 9'9 x 9'8 (2.97m x 2.95m)

Having a recessed wardrobe, a double radiator and a uPVC double glazed window to the front gives a glorious view out across the Eden Valley.



Bathroom 9'3 x 8' (2.82m x 2.44m)

Fitted with a toilet, a wash basin and a bath with a mains fed shower over, tiles around and a clear screen. There is a chrome heated towel rail., an extractor fan and a uPVC double glazed window to the front.



Outside

Double wooden gates from the roadside open to a tarmac drive giving off-road parking for up to four cars, including a carport.

Adjoining the back of the house is a



Stone Outbuilding 22'7 x 9'2 (6.88m x 2.79m)

The ground floor of the building is in three sections, the middle being the original washhouse and still having a fireplace and the set pot.

The upper floor is in two sections but has a limited head height.

**Greenhouse 10' x 8' (3.05m x 2.44m)**

Adjoining the house and accessed from the snug, the greenhouse is a single glazed timber framed construction on a low stone wall and having a double radiator.



The main garden is on the south west side of Beacon view, being mainly laid to grass with well stocked shrub beds and borders.

The garden, being on the south West side, enjoys a high-level of direct sunlight as well as fabulous views across the Eden Valley.



To the rear of the house, steps and a sloped path lead up to a further strip of garden running up the hill with a dry stone wall around and interspersed with mature shrubs and trees.

Being raised up above the house the rear garden also enjoys a fantastic view across the Eden Valley.

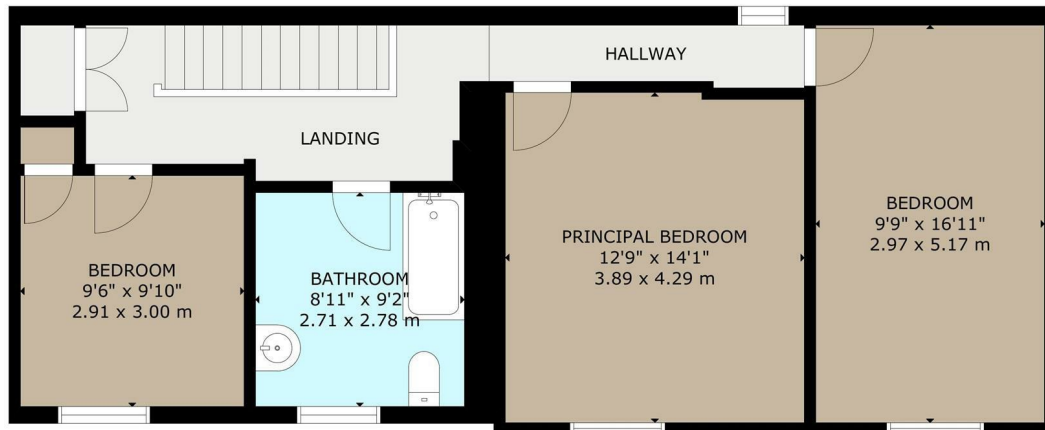


FLOOR 1

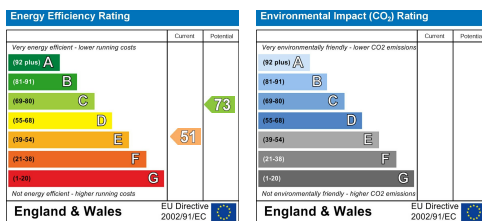


GROSS INTERNAL AREA
TOTAL: 196 m²/2107 sq.ft
FLOOR 1: 127 m²/1366 sq.ft. FLOOR 2: 69 m²/741 sq.ft
EXCLUDED AREAS: PATIO: 13 m²/142 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 2



GROSS INTERNAL AREA
TOTAL: 196 m²/2107 sq.ft
FLOOR 1: 127 m²/1366 sq.ft. FLOOR 2: 69 m²/741 sq.ft
EXCLUDED AREAS: PATIO: 13 m²/142 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

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

