



**Hayward
Tod**

4 bedroom Detached House | 17 Low Farm | Langwathby | Penrith | CA10 1NH
Guide Price £565,000





A substantial modern 4 bed, 2 ensuite detached dwelling with detached double garage set in generous, delightful private gardens. Beautifully located within a select close in a prime Eden Valley village. Walk to an excellent range of amenities. Handy for the Settle Line, Penrith/M6 and Lake District.

ACCOMMODATION SUMMARY

Open porch | Hall and stairs | Cloak room | Living room | Dining room/large study | Utility room | Kitchen-diner | Sun room to lovely terrace | First floor | Double bedroom one with fitted dressing area and ensuite bathroom | Rear double bedroom two with ensuite shower room | Front double bedroom three | Front single bedroom four | Bathroom | Attractive 0.2 acre garden southeast facing at rear | Garden store | Detached double garage | Mains water and drainage | Oil central heating | Council Tax Band - F | EPC rating - pending | Freehold

APPROXIMATE MILEAGES

Village shop and PO 0.2 | Lazonby 5 | Penrith station 5.4 | M6 J40 5.5 | Lake District National Park - Pooley Bridge Ullswater 9.5, Keswick 22 | North Pennines AONB - Alston 15 | Central Carlisle - West Coast Mainline Station 20 | Newcastle Airport 56.5 | Manchester Airport 112

WHY CHOOSE LANGWATHBY?

Occupying a quiet rural setting the village is situated about four miles north east of Penrith on the River Eden. It is notable for its scenic setting in the Eden Valley, traditional sandstone architecture, and access to the historic Settle–Carlisle railway line. Strong village feel with a green, pub, school, and local events. Popular for walkers, anglers, and scenery. Easy access for the M6 and the region's numerous natural and historic destinations including the Lake District plus the popular A686 driving route. Commute to Carlisle or Penrith and connect to the West Coast Mainline for fast trains to London in around 3 hours and 3 hours 20 respectively.



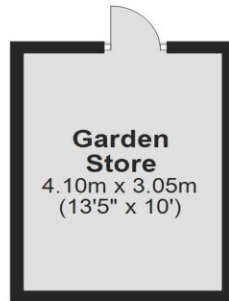
DESCRIPTION

A generously proportioned modern detached house well located at the head of a cul des sac in a desirable village less than 10 miles from the Lake District National Park. Excellent living space including a pleasant sun room with good roof height and gallery landing. Extensive glazing to the southeast and access to a terrace which is private to the garden. The spacious living room (like all the ground floor except the utility room) has a hardwood floor, fireplace and access to the rear terrace. The large dining room is currently used as a study. The kitchen-diner has an extensive range of fitted units by Thwaites and benefits from a pleasant aspect and access to the sun room. On the first floor are the four bedrooms, two of which are ensuite and the family bathroom. The main bedroom has a dressing area. The property is complimented by landscaped gardens, ample parking and a detached garage.



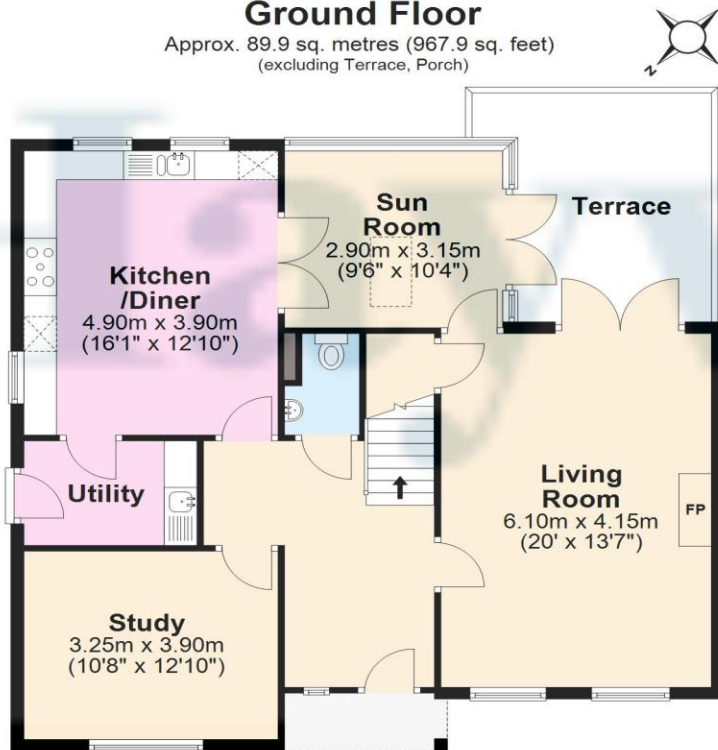
Garden Floor

Approx. 12.5 sq. metres (134.6 sq. feet)



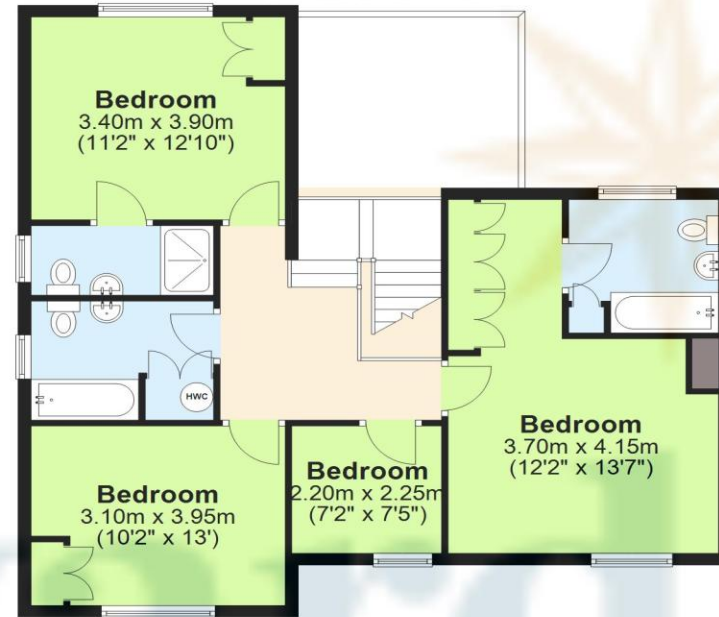
Ground Floor

Approx. 89.9 sq. metres (967.9 sq. feet)
(excluding Terrace, Porch)



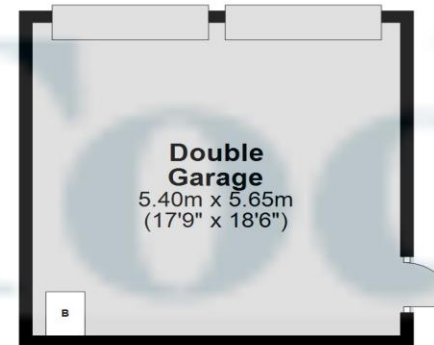
First Floor

Approx. 79.8 sq. metres (859.5 sq. feet)
(excluding open plan area)



Outbuilding

Approx. 30.5 sq. metres (328.4 sq. feet)



Total area: approx. 212.8 sq. metres (2290.4 sq. feet)

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.