



A beautiful 3 bedroom property in a peaceful location
with fabulous views.

Hight Croft, Culgaith, Penrith, CA10 1QW

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Property Details

High Croft, Culgaith, Penrith, CA10 1QW

Guide Price - £335,000

High Croft is a fantastic property in the quiet village of Culgaith, in the Eden Valley. The property is surrounded by stunning landscape with far reaching views stretching over from Shap Fell and onto Blencathra and the Lake District fells.

The property also benefits from a private and mature, west facing garden.

Selling Agent

C&D Rural, Lakeside, Townfoot, Longtown,
Carlisle, CA6 5LY





KEY FEATURES

- 3 Bedroom property
- Recently renovated
- Large Family kitchen
- Tastefully decorated throughout
- Fabulous Views of the surrounding landscape
- Large mature garden
- Option to purchase second property on the site

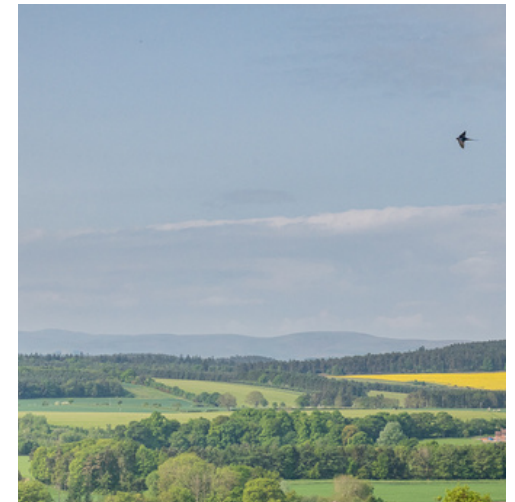






Culgaith is a popular village situated between the Lake District and the Pennine hills, close to the bustling market town of Penrith and in an area of outstanding natural beauty. The village boasts a primary school and public house, The Black Swan, offering food and accommodation. The property is just three miles to Langwathby Station where the Settle Carlisle railway passes through and 9 miles from the M6.

Directions to the property from the M6 jct 40, head towards A66 east and the Kemplay roundabout, continue on the A66 east for 7 miles. Turn left following signs for Culgaith B6412, 2 miles up the hill the property is on the left side near to Peatop Farm.



You enter the property into a nicely decorated, modern hallway with carpeted staircase*

The property benefits from a large brightly lit living room with large sliding door that offers access and views of the garden. Two other large windows flood the room with light and give views on all sides. A newly installed stove is the centre piece of this room and there is plenty of space for seating.

The dining room is generous and also benefits from a large window that looks into the Garden. This space is currently used as a home office but could equally be used as a generous downstairs bedroom if required.

The kitchen is warm and homely with traditional kitchen units. This room boasts two large windows giving views of the garden.

*Please note that the staircase, landing and living room are having new carpet fitted, not present at time of photography



Upstairs the property has three large double bedrooms and a modern family bathroom. Each bedroom enjoys views of the surrounding hills and onto the lake district.

The master bedroom features a spacious ensuite with heated towel rail. Large mirrored cupboards give a sense of space and brightness.

On the landing you will find a useful storage cupboard for bedding and towels.

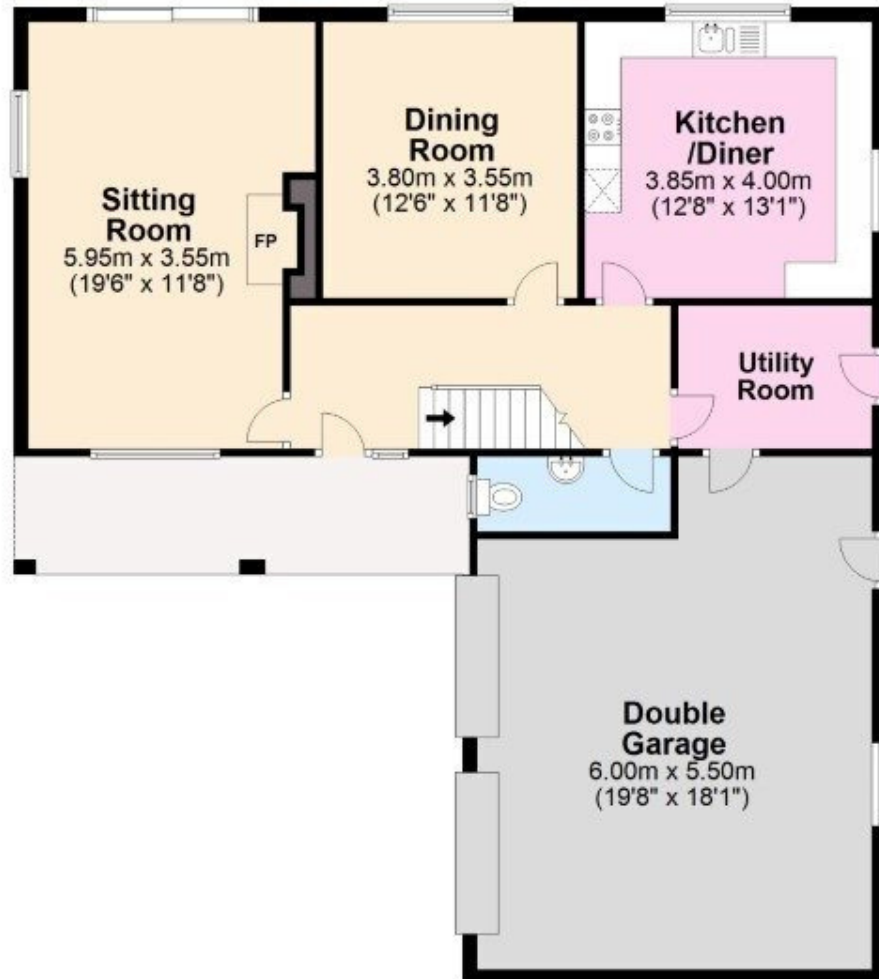






Ground Floor

Approx. 108.7 sq. metres (1169.9 sq. feet)



First Floor

Approx. 69.4 sq. metres (746.8 sq. feet)



Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating: F

Services: High Croft is served by mains water, mains electricity, LPG central heating and multi-fuel stove.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Local Authority: Eden district Council, Town Hall, Corney place, Penrith, CA11 7QF. The house is in Council Tax Band E.

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on facebook.com/cdrural and Instagram on @cdrural.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT



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