



A modern 2 bedroom bungalow in a peaceful location with fabulous views.

Apple Croft, Culgaith, Penrith, CA10 1QW

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## Property Details

Apple Croft, Culgaith, Penrith, CA10 1QW

Guide Price - £280,000

Apple 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 Solar panels and an air source heating system.

## Selling Agent

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





## KEY FEATURES

- 2 Bedroom property
- Built to a high standard
- Large open plan kitchen, dining, living space
- Fabulous Views of the surrounding landscape
- Large elevated terrace and secluded garden







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 storage.

The property benefits from a large brightly lit open plan space to the side of the building. There are large sliding doors, giving access to the decking area and garden.





The Kitchen is clean and minimal and features a large window giving a view onto the front of the property.

There is ample space for a dining table to the centre of the room and a living space to the opposite side.



The master bedroom is spacious and light and features plenty of space for a double bed plus storage.

The second bedroom is adaptable as it would work as a small double or a comfortable single room. It would also work brilliantly as a dressing room or office space should a second bedroom not be required.

The bathroom is clean and modern with large walk in shower and build in vanity units.

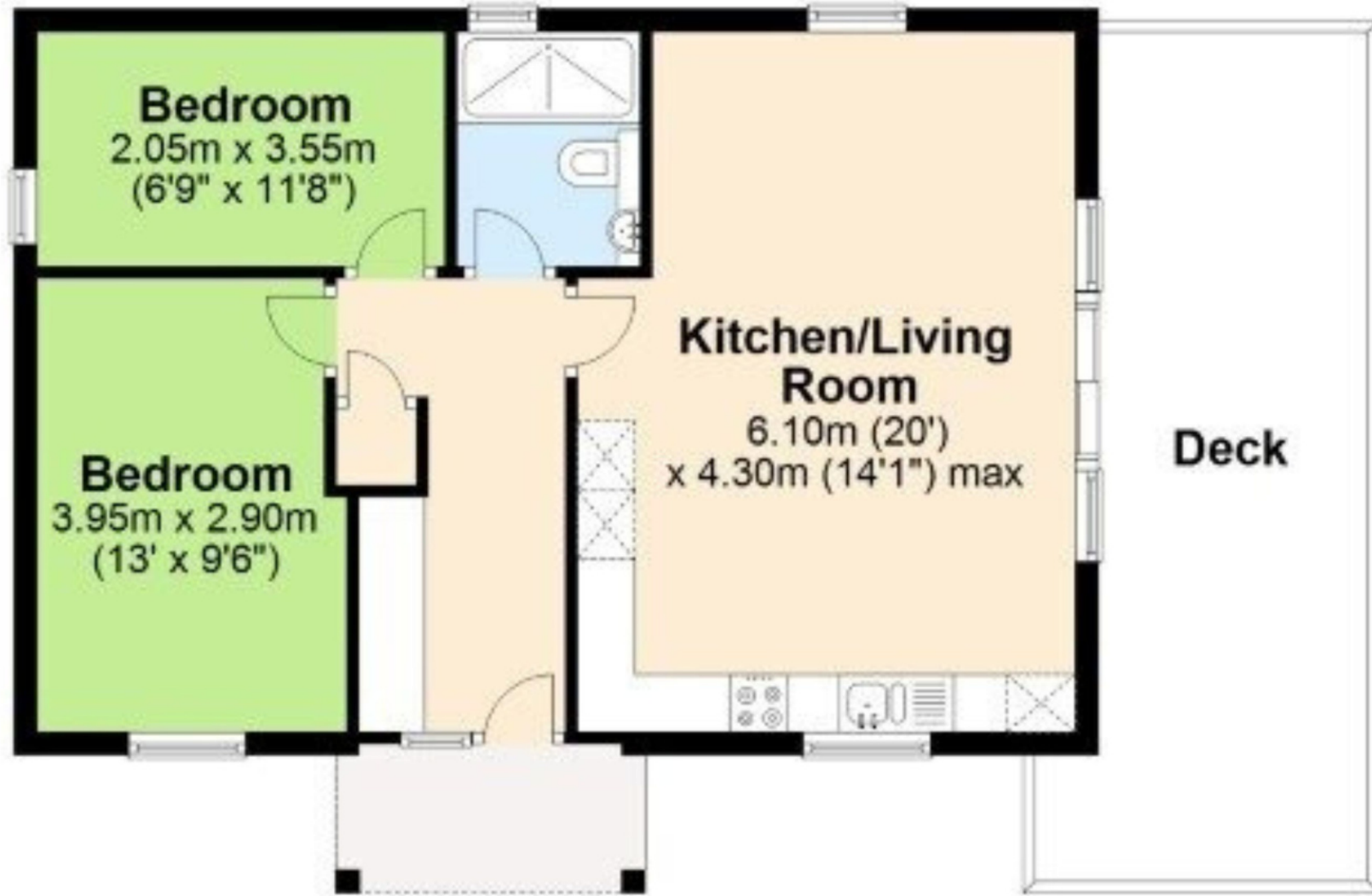








Approx. 55.9 sq. metres (601.6 sq. feet)





**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:** A

**Services:** Apple Croft is served by mains water, mains electricity, Air Source heating system and Solar panels.

**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 C

**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](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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