



## Culgaith

£550,000

2 Primrose Hill, Culgaith, Penrith, CA10 1DN

Beautifully presented 4 bedroom detached property is welcomed to the market in the picturesque village of Culgaith, nestled in the Eden Valley approximately 8 miles from Penrith with views to the Lake District and the Pennines.

The property offers an easy to manage layout that briefly comprises of entrance hall, open plan kitchen / diner / living room / snug with feature media wall and Bi-fold doors to the rear aspect with views of the rolling countryside in the distance.

Early viewings come highly recommended to appreciate this attractive home.

### Quick Overview

Four bedroom detached house

Turn key condition

Open plan kitchen / diner / living room /  
snug

Fitted kitchen with island & breakfast bar

Bi-fold doors onto rear aspect

Views of the Lakes & Pennines

Two En- suite, family bathroom &  
downstairs WC

Front & rear gardens

Driveway and garage

Broadband Speed - Superfast 80 Mbps

Property Reference: P0325



4



3



1



C



Superfast  
80 Mbps



Driveway &  
Garage





Open plan kitchen / living room



Dining/snug



Dining/snug



Dining/snug

## Location

From Penrith town centre head south- west on Corn Market towards Great Dockray. Turn left onto Great Dockray. Turn left onto Princess Street and left onto Crown Square, then right onto King Street/ A6. At the Kemplay Bank roundabout, take the 2nd exit onto A66. Keep left to stay on A66 heading for signposts for B6412 in Culgaith. Turn left towards B6412 and then first right onto B6412. Turn left to stay on B6412 and the property will be on the left hand side.

## Property Overview

Beautifully presented 4 bedroom detached property is welcomed to the market in the picturesque setting of Culgaith with views to the Lake District and the Pennines. The property offers an easy to manage layout that briefly comprises of entrance hall, open plan kitchen / diner / lounge and snug with feature media wall and Bi-fold doors to the rear aspect.

The property consists of entrance hall with storage cupboard, vinyl flooring and carpeted stairs to upper level. Access into the kitchen / living area, cloakroom and downstairs WC. Open plan fitted kitchen / living room / diner / snug with Bi-fold doors to rear aspect. Double glazed windows to front and side aspect, bringing in lots of natural light. Fitted kitchen with island and breakfast bar. Induction hob, with integrated double oven, integrated microwave and extractor. Integrated fridge/ freezer and dishwasher. Belfast sink with hot and cold taps. Grey coloured wall and base units with cream coloured worktops. The living area includes a feature wall with built in log burner. The current owners have created a dining and snug area, making this space the ideal room for entertaining guests. Access to hall and utility room. Vinyl flooring. The ground floor benefits from underfloor heating, downstairs WC and separate cloakroom. Leading from the kitchen / living area is the utility room providing access to rear aspect and integral garage. Stainless steel sink with hot and cold taps. Grey coloured wall and base units. Plumbing for a washing machine. Double glazed window to rear aspect. Vinyl flooring.

The first floor comprises of 4 double bedrooms. Spacious Master bedroom with Juliet balcony providing views of the Lake District and En-suite. Carpet flooring. En-suite with walk in shower with waterfall feature, WC and sink with waterfall mixer taps. Double glazed window to front aspect. Part tiled with tiled flooring. Bedroom two, is a large double with En-suite and two eaves storage cupboards. Double glazed window to rear aspect. Three piece En-suite with shower with waterfall feature, WC and sink with waterfall feature mixer taps. Heated towel rail. Double glazed window to side aspect. Part tiled and tiled flooring. Bedroom 3 is a good size double bedroom with two eaves storage cupboards. Double glazed window to rear aspect. Carpet flooring. Bedroom 4 has a double glazed window to front aspect with views of the Pennines in the distance. Carpet flooring. Four piece family bathroom with free standing bath with mixer taps, shower with waterfall feature, WC and sink with waterfall mixer taps. Double glazed window to front aspect. Part tiled with tiled flooring.





Open plan kitchen / living room



Dining/snug





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Cloakroom

Downstairs WC

Open plan kitchen / living room 25' 3" x 23' 7" (7.7m x 7.19m)

Dining / Snug 21' 4" x 11' 10" (6.5m x 3.61m)

Utility Room 8' 6" x 6' 3" (2.59m x 1.91m)

First Floor

Landing

Bedroom One 18' 8" x 10' 10" (5.69m x 3.3m)

En- suite

Bedroom Two 13' 1" x 12' 3" (3.99m x 3.73m)

En- suite

Bedroom Three 11' 1" x 8' 4" (3.38m x 2.54m)

Bedroom Four

Bathroom

Outside:

Low maintenance front garden with grassed area and pathway. The rear garden is enclosed, with patio area, grass and wooden fence surround with views of the Lakes in the distance.

Monoblock driveway for ample parking and garage. The garage is currently being used as a small gym. Externally there is an electric charging point.

Services

Air Source heat pump and underfloor heating on ground level, mains water, mains electricity and mains drainage

Tenure

Freehold

Council Tax

Band E

Viewings

Strictly by appointment with Hackney and Leigh Penrith office

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices





Setting



Garden





Views from Bedroom One



Rear Elevation and garden

Request a Viewing Online or Call 01768 593593

## Meet the Team

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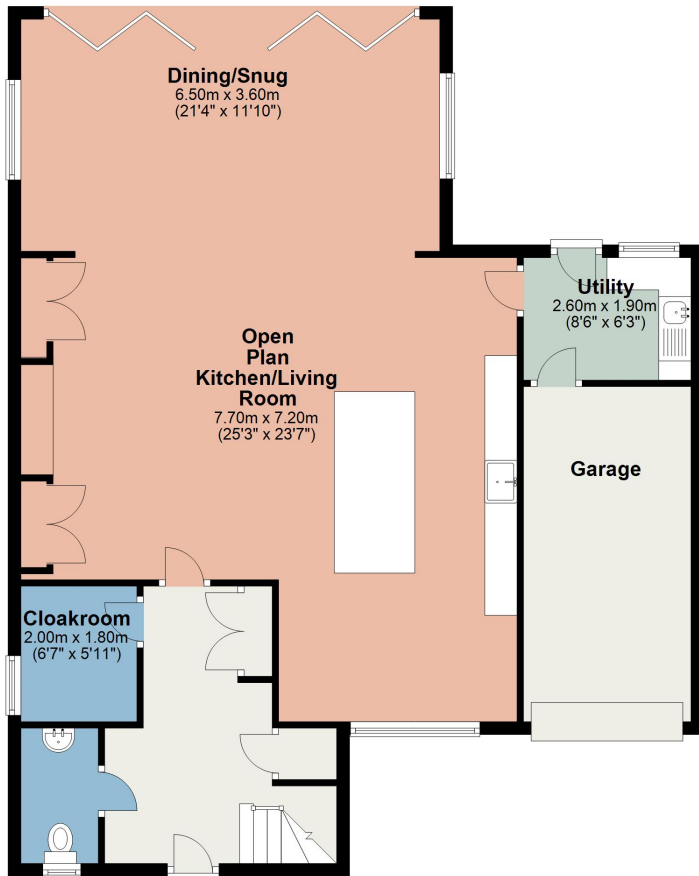
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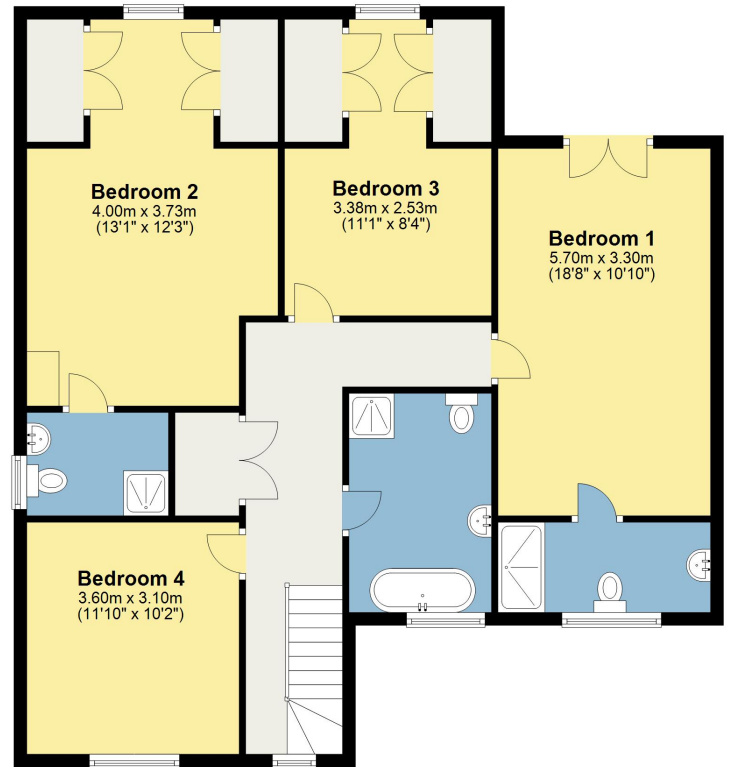
### Ground Floor

Approx. 109.0 sq. metres (1172.8 sq. feet)



### First Floor

Approx. 100.8 sq. metres (1085.2 sq. feet)



Total area: approx. 209.8 sq. metres (2257.9 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

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