



Langmer, Kirkoswald – CA10 1EZ
£1,200 PCM

PFK

Langmer

Kirkoswald, Penrith

A Well-Presented Detached Bungalow with Extensive Gardens and Far-Reaching Countryside Views

Set in an elevated position to take full advantage of the surrounding countryside, this attractive and well-maintained three-bedroom detached bungalow offers generous accommodation, extensive gardens, and excellent parking, making it an ideal rental opportunity for those seeking space, privacy, and rural views.

The accommodation is arranged on one level and comprises an L-shaped entrance hall providing access to all principal rooms. The living room is positioned to the front of the property and enjoys truly impressive views across the countryside, with patio doors opening directly onto the garden and an open fire set within a tiled surround creating a welcoming focal point.

A separate sitting room offers flexible use and would also lend itself well as a formal dining room or home office. This dual-aspect room benefits from further open fire and enjoys plenty of natural light throughout the day.

The kitchen is located to the rear of the property and is fitted with a range of wall and base units with complementary worktops and tiled splashbacks. A 1.5 stainless steel sink with drainer and mixer tap sits beneath the rear window, while integrated appliances include an oven, hob, extractor fan, and under-counter fridge. A door leads through to the pantry/utility room, which houses the boiler and provides shelving along with plumbing and space for a washing machine. An external door offers convenient access to the rear of the property.



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Returning to the hallway, a recessed area provides useful cloak storage, complemented by a further shelved cupboard. The bathroom is fitted with a three-piece suite comprising WC, basin, and bath with a mains-connected shower over.

The principal bedroom is positioned to the front of the property and benefits from two integrated cupboards. The second double bedroom includes an integrated cupboard, while the third bedroom is a comfortable single room, also with built-in storage.

Externally, a driveway leads to a generous parking area providing space for approximately four vehicles, along with a double garage featuring an upper mezzanine storage area. The extensive gardens are a particular highlight, largely laid to lawn and bordered by established hedgerows, shrubs, and mature trees. Set in an elevated position, the gardens enjoy far-reaching views and provide a peaceful outdoor setting.

This delightful bungalow offers a rare opportunity to rent a home in a scenic rural location while still benefiting from well-proportioned accommodation and excellent outdoor space.





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Kirkoswald is a picturesque Eden valley village, where you can still see the small cobbled market place and some very fine Georgian buildings. The village derives its name from the church of St Oswald, a lovely medieval church, built circa 1130. There is a Good OFSTED rated village primary school, a community shop, two public houses, doctors surgery and a family owned garage and filling station which has been established in the village for over a century. Within easy reach of both Penrith and Carlisle with access to the M6 and mainline railway station, with a station on the scenic Settle-Carlisle line located in the neighbouring village of Lazonby which is just a mile and a half away.

- Well-appointed 3 bed detached bungalow
- Two reception rooms, one with patio doors
- Incredible far-reaching views
- Extensive established gardens
- Double garage and ample parking
- Versatile accommodation
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - E

Directions

The property can be located by using What3Words - [///hiking.match.stability](https://what3words.com/hiking.match.stability) or via the Post Code CA10 1EZ. A For Let board has also been erected for identifying purposes.

ACCOMMODATION

Entrance Hall

Living Room

15' 11" x 15' 0" (4.86m x 4.56m)

Sitting Room

10' 11" x 16' 11" (3.34m x 5.15m)

Kitchen

8' 11" x 11' 4" (2.73m x 3.46m)

Pantry / Utility

Bathroom

8' 0" x 5' 5" (2.45m x 1.66m)

Bedroom 1

11' 10" x 15' 10" (3.61m x 4.82m)

Bedroom 2

15' 4" x 11' 11" (4.68m x 3.64m)

Bedroom 3

7' 11" x 11' 4" (2.42m x 3.45m)

EXTERNAL

Garden - Extensive established gardens

Parking - Ample parking for circa. 4 vehicles



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; Oil-fired central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals & Other Payments

PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50
- Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services:
- Inventories: £80 to £130
- Tenant Referencing: £32
- Fitting of Smoke/Carbon Monoxide Alarms: £5



Management Terms & Conditions

Management: this property is managed by PFK. Terms: Rental: £1,200PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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