



2 Yew Tree Cottages, Culgaith - CA10 1QW

Guide Price £225,000

PFK

2 Yew Tree Cottages

Culgaith, Penrith

Set within the heart of the desirable village of Culgaith, this charming end-terraced two bedroom cottage is presented in excellent order throughout and offers a wonderful blend of character and contemporary living. With well-proportioned accommodation arranged over two floors in a reverse-style layout, this delightful home is perfectly suited to a range of buyers.

Upon entering, a welcoming entrance hall features hard-wearing flooring and quality oak doors leading to the ground floor rooms, while a stylish spiral staircase rises to the first floor. A useful storage cupboard provides space for a washing machine and houses the instant water heater.

The ground floor hosts two comfortable double bedrooms, positioned to the front and rear respectively, along with a modern bathroom fitted with a three-piece suite comprising WC, basin and a fully panelled shower cubicle with electric shower and heated towel rail.

Ascending to the first floor, you are greeted by a superb open-plan living space, enjoying a triple aspect and an abundance of natural light. The vaulted, beamed ceiling enhances the sense of space and character, while the Morso multi-fuel stove, set within a fireplace with wooden lintel and stone hearth, provides an attractive focal point to the room.



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There is ample space for both dining and relaxation, making this an ideal hub of the home. The newly fitted, stylish kitchen has been thoughtfully designed to offer a range of wall, base and drawer units, topped in a complementary stone worktop. Integrated appliances include an induction hob, extractor fan and microwave oven, along with convenient bin storage, while space has been created for under-counter freestanding fridge and freezer.

Externally, the property benefits from parking for two vehicles and a low-maintenance gravelled area, ideal for outdoor seating and potted plants. Please note that the gravelled area to the side and rear of the property is owned by 2 Yew Tree Cottages, with a right of way granted to neighbouring properties for access, including vehicular access. In addition, 1 Yew Tree Cottage benefits from a parking space adjacent to that of number 2.

A charming and well-presented home in a sought-after village setting, ideal for full-time occupation or as a beautiful lock-up-and-leave second home.





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The property is situated in the popular village of Culgaith within the lovely Eden valley, close to the Lake District National Park, just eight miles from Penrith and J40 of the M6 and two miles from the A66. Culgaith is situated at the foot of the Pennines offering hill walking on the doorstep, fishing in the river Eden, the delights of the Lake District National Park just twelve miles away and Penrith and Appleby golf clubs eight miles away.

- Charming two bedroom cottage
- End of terrace with private parking
- Reverse-style accommodation
- Well-presented and maintained
- Newly fitted kitchen
- Low maintenance rear graveled garden
- Desirable Village location within the Eden Valley
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - TBC



ACCOMMODATION

GROUND FLOOR

Entrance Hall

9' 3" x 9' 7" (2.83m x 2.91m)

Bathroom

7' 3" x 6' 2" (2.21m x 1.87m)

Bedroom 1

7' 5" x 12' 4" (2.26m x 3.76m)

Bedroom 2

9' 4" x 9' 2" (2.84m x 2.79m)

FIRST FLOOR

Kitchen / Living / Dining Area

17' 4" x 19' 2" (5.29m x 5.84m)

EXTERNAL

Right of Way

The graveled area to the side and rear of 2 Yew Tree Cottages, is under the Title of the property, therefore there is a Right of Way in place for the neighboring properties to access their residences and the parking for 1 Yew Tree Cottages sits to the side of the parking for 2 Yew Tree Cottage.

Parking - Off street

2 Parking Spaces

Dedicated off-street parking to the side of the property.



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Electric panel heaters fitted and an instant hot water heater system installed. 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.

Directions

The property can be located by using What3Words - [///hope.fuse.crispy](https://www.what3words.com/#!/hope.fuse.crispy) or via the Post Code CA10 1QW. A For Sale board has also been erected for identifying purposes.

Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, 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):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





PFK



Floor 0



Floor 1

Approximate total area⁽¹⁾

662 ft²
61.5 m²

Reduced headroom

22 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
— Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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