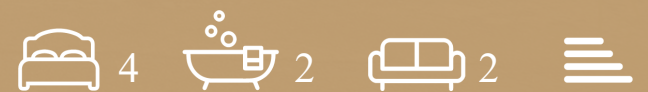




The Old Reading Room Greenside, Penrith, CA10 1LW

Offers over £299,950





The Old Reading Room Greenside

Penrith, CA10 1LW

- Four-bedroom detached family home in the sought-after village of Langwathby
- Spacious kitchen diner (15'11" x 13'11") — ideal for family life and entertaining
- Principal bedroom with generous proportions (11'10" x 11'10")
- Family bathroom plus additional ground floor shower room
- Set in a picturesque village on the banks of the River Eden, close to Penrith
- Approx. 1,391 sq ft of well-proportioned accommodation
- Separate lounge and reception room offering flexible living space
- Four good-sized bedrooms across the first floor
- Handy utility room off the kitchen
- Mains water, electricity and drainage all connected

A characterful four-bedroom detached sandstone home occupying an enviable position on the village green in the heart of Langwathby, directly opposite the village pub, playground and general store and just a short walk from the railway station. Set behind an attractive frontage, the property extends to approximately 1,391 sq ft and offers a rare opportunity to acquire a home in such a convenient and desirable village setting.

The property retains a wealth of period character, including cast iron fireplaces, panelled doors and a striking exposed stone archway in the kitchen. A new roof was installed in 2023. Otherwise, the house is in need of modernisation throughout and provides an excellent opportunity for a purchaser to update and transform the property to their own taste.

Reflecting the level of work required, the property is priced to sell, offering considerable potential for those seeking a character home in an enviable village location.

Directions

What3words location: [///forgets.pavilions.venue](https://www.what3words.com/forgets.pavilions.venue)

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GROUND FLOOR

The main entrance is a bright uPVC porch with fitted bench seating and lovely views over the village green, leading into a traditional hallway with original staircase and panelled doors. Two separate reception rooms lead off the hall, both with feature cast iron fireplaces — the front reception room (12'0" x 19'5") and a further sitting room/lounge (11'9" x 14'8"). The kitchen diner (15'11" x 13'11") is a real feature of the home, with a vaulted ceiling, exposed stone chimney breast with brick archway over the range, and space for a large dining table. A utility room and ground floor shower room complete this floor, with a secondary door from the shower room providing additional access to the side of the property.

Lounge	11'9" x 14'7" (3.59 x 4.46)
Kitchen Diner	15'10" x 13'10" (4.84 x 4.23)
Utility	5'1" x 7'6" (1.57 x 2.29)
Shower Room	6'5" x 7'3" (1.98 x 2.23)
Reception Room	12'0" x 19'4" (3.66 x 5.91)
Porch	



Hallway

FIRST FLOOR

Four bedrooms of varying sizes lead off a carpeted landing with original wood panelled doors and a staircase balustrade in keeping with the property's age. The principal bedroom (11'10" x 11'10") and Bedroom 2 (8'8" x 12'0") are both well-proportioned doubles, while Bedroom 3 (8'8" x 7'4") offers a further good-sized double. Bedroom 4 (6'4" x 8'6") is a smaller room, currently used as a nursery, with a sloped ceiling and window to the front. The family bathroom is fitted with a bath, shower cubicle, WC and wash basin. As well as under eaves storage in Bedroom 3.

Principal Bedroom 11'9" x 11'9" (3.60 x 3.60)

Bedroom Two 8'8" x 12'0" (2.65 x 3.67)

Bedroom Three 8'8" x 7'3" (2.65 x 2.23)

Bedroom Four 6'3" x 8'5" (1.93 x 2.59)

Bathroom 8'6" x 7'5" (2.61 x 2.28)

Landing

Outside

Set beside the village green in the heart of Langwathby, the property enjoys a lovely open outlook to the front. A gated side path, bordered by dry stone walling and conifer hedging, leads down the side of the house to a patio area via driveway. This offers off-road parking with space for two cars and additional outside space, laid mainly to gravel with planting borders. The path continues around the rear of the property.

Location

Langwathby is a village in northern Cumbria, about 5 miles north east of Penrith on the A686 road, lying on the east bank of the River Eden. The village is centred around a green, home to the Shepherds Inn pub, a church, a shop, and a post office. The village also benefits from a village hall, a recreational park, a successful nursery, a hairdressers, and a primary school on the road to nearby Little Salkeld — making it a genuinely well-served village for day-to-day life. It's a peaceful setting with a strong sense of community, while remaining well connected to Penrith and the wider Eden Valley — ideal for buyers wanting easy access to the Lake District without sacrificing village amenities.

Services

Mains water, drainage and electricity are all connected to the property.

Please Note

These particulars, whilst believed to be accurate, are set out for



guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

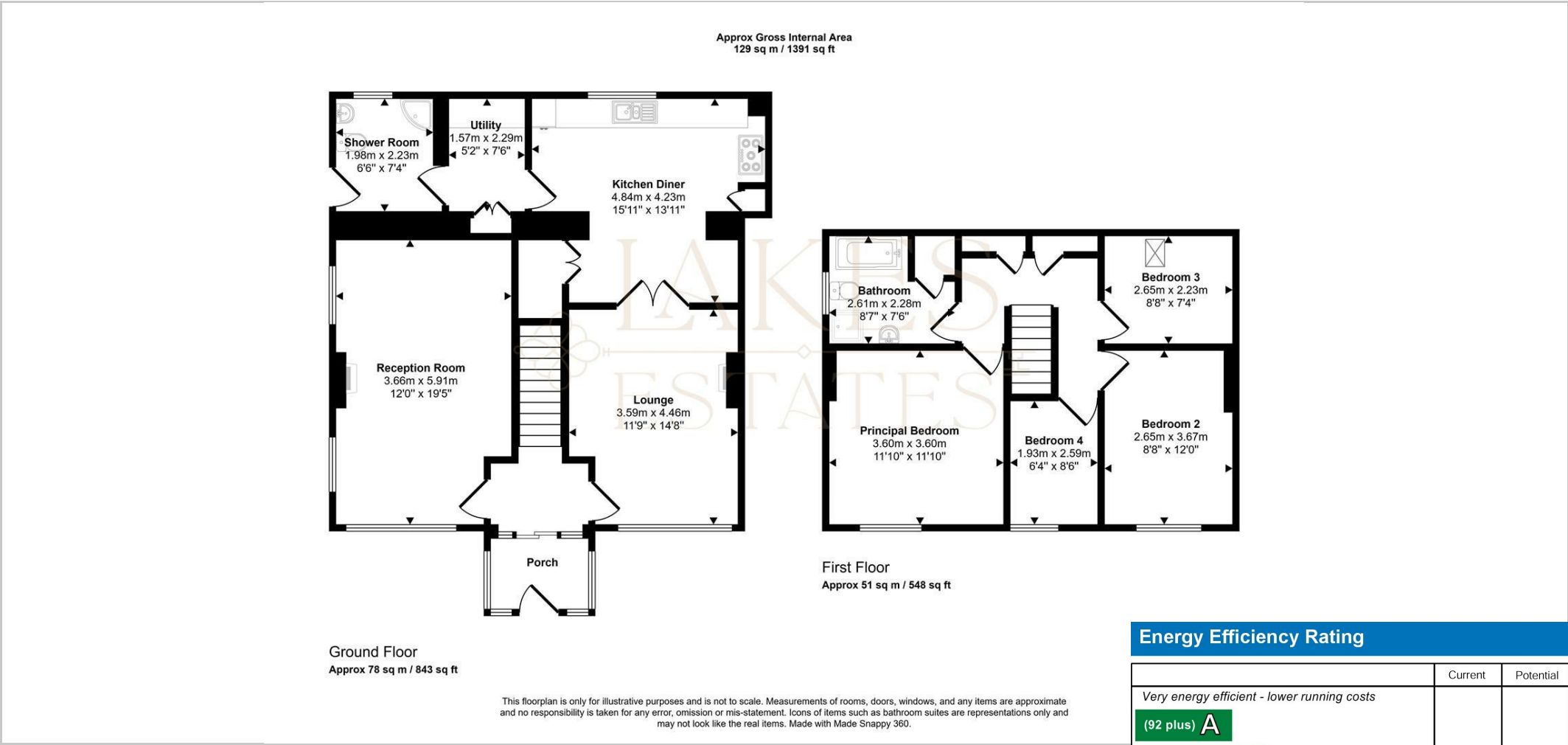
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

