



20 Laikin View, Penrith, CA11 9QW

Guide price £495,000



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- Sold with No Onward Chain
- Spacious 4 Bed Detached Family Home Spanning 1950sq ft
- Lovely Village Location Set Between Penrith & Carlisle
- Generous lounge with multi-fuel stove and French doors to garden
- Four double bedrooms, two with en-suite shower rooms
- Beautiful rear garden with open countryside views
- Excellent access to M6, Lake District, and rail links at Penrith
- Large dining kitchen with integrated appliances and separate utility room
- Detached double garage with power, lighting, and water
- Private parking

Occupying a quiet cul-de-sac position within the sought-after village of Calthwaite, this substantial detached residence offers generous and well-presented accommodation extending to approximately 1,950 sq ft (181 sq m) across two floors. Ideally located between Penrith and Carlisle, the property combines village tranquillity with excellent accessibility.

The accommodation includes four well-proportioned double bedrooms, two en-suite shower rooms, a family bathroom, and a versatile selection of reception rooms, providing flexible living space for modern family life.

Further benefits include oil-fired central heating, full double glazing, and high-speed broadband connectivity. Externally, the property enjoys landscaped gardens with an attractive open aspect to the rear, together with a detached double garage and ample parking.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a spacious family home in a desirable rural location.

Directions

From Penrith head North on the A6. At the Bowscar roundabout take the second exit signposted Calthwaite. Follow the road for approximately 5 miles until you reach the village. Continue past the pub and Laikin View is on the right-hand side. Turn right into Laikin View and right again, the property is on the left-hand side.

What3words location: [///spouse.post.similar](https://www.what3words.com/#!/spouse.post.similar)

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Entrance Hall

Front door leads into a spacious entrance hallway with internal doors to the ground floor accommodation and stairs leading up to the first floor landing. There is an understairs storage cupboard, herringbone flooring and a radiator.

Lounge

11'11" x 18'5" (3.65 x 5.63)

A bright and spacious lounge perfect for families, there are uPVC French doors and windows to the rear aspect, leading to the garden. An attractive log burner sits atop a stone hearth with timber mantle over. Fitted carpet and a radiator.

Study

10'7" x 7'5" (3.24 x 2.28)

A versatile space which is ideal for home office use. There are two uPVC double glazed windows to the front aspect, fitted carpet and a radiator.

Kitchen Diner

10'10" x 28'7" (3.32 x 8.73)

At the heart of the home is this wonderfully spacious dining kitchen. The room is triple aspect with uPVC double glazed windows ensuring it is bright and airy. To the near end is a spacious dining area with herringbone flooring running throughout and two radiators. At the far end is a stylish fully fitted kitchen suite which has a range of wall and base units with complementing worksurfaces, tiled splashbacks and a sink drainer unit. There are integrated appliances including, oven, induction hob with extractor hood over and a dishwasher as well as a modern larder unit.

Utility

5'8" x 6'7" (1.74 x 2.02)

A useful space with wall and base units, complementing worksurfaces and tiled splashbacks. Plumbing for a washing machine. Integrated fridge freezer. Herringbone flooring. Door leading to the rear garden. Radiator.



W.C. 7'10" x 3'3" (2.41 x 1.00)
Has a fitted two-piece suite comprising low level w/c and a sink unit. Part tiled wall coverings. Radiator. uPVC double glazed window with opaque glass.

Stairs / Landing
Stairs lead up to the first floor landing with fitted carpet. There are doors off to the first floor accommodation. Large airing cupboard. Ceiling hatch giving access to the loft space. Radiator.

Principal Bedroom 11'10".x 12'2" (3.63.x 3.73)
A spacious double bedroom with open archway leading to the dressing room. uPVC window to the rear aspect giving open field views. Fitted carpet. Radiator. Door to the en-suite shower room.

Principal Ensuite 7'6" x 5'3" (2.29 x 1.62)
A fitted three-piece suite comprising; shower cubicle containing a mains shower unit, low level w/c and a sink unit. Part tiled wall coverings. Heated towel rail. uPVC double glazed window with opaque glass to the side aspect.

Principal Wardrobe/Dressing Room 4'2" x 4'11" (1.28 x 1.50)
An attractive addition with open archway to the bedroom and a range of fitted wardrobes. Fitted carpet. Radiator. uPVC double glazed window to the rear aspect.

Bedroom Two 11'0" x 12'6" (3.36 x 3.82)
A spacious double bedroom with two uPVC double glazed windows to the front aspect. Fitted carpet. Radiator. Door to the en-suite shower room.

Bedroom Two Ensuite 7'2" x 7'3" (2.19 x 2.21)
A fitted three-piece suite comprising; shower cubicle containing a mains shower unit, low level w/c and a sink unit. Part tiled wall coverings. Heated towel rail. uPVC double glazed window with opaque glass to the front aspect.

Bedroom Three 10'11" x 11'3" (3.35 x 3.44)
A spacious double bedroom with uPVC double glazed window to the rear aspect giving open field views. Fitted carpet. Radiator.

Bedroom Four 10'9" x 9'4" (3.30 x 2.87)
Spacious double bedroom with uPVC double glazed window to the front aspect. Fitted carpet.

Bathroom 7'9" x 7'0" (2.38 x 2.14)
Has a fitted four-piece suite comprising; panelled bath, shower cubicle containing a mains shower unit, low level w/c and sink unit. Part tiled wall coverings. uPVC double glazed window with opaque glass to the side aspect.

Outside
To the front, a block-paved driveway provides ample off-street parking alongside a graveled area with mature shrub. The detached double garage is fitted with an up-and-over door, power, lighting, a water tap, and a glazed rear door. The rear garden is predominantly laid to lawn with mature shrub and bush borders and a paved patio area off the lounge French doors and to the side. The rear garden has uninterrupted views across the farmers field and the Pennines. An additional seating area with pergola has been placed to take in the views and the days sunshine. There is access to the front of the house at either side of the garden via a wood gate.

Garage 17'3" x 16'9" (5.27 x 5.13)
A large detached garage with up and over door to the front aspect and pedestrian door to the side. Power, lighting and water. Range of fitted timber shelving. Perfect for additional storage and sheltering vehicles.



Services

Oil fired central heating throughout (combination boiler housed in the utility room), uPVC double glazing to all windows and external doors, mains electricity, fast-speed broadband, TV and telephone points in multiple rooms. Mains electricity, water and drainage.

Location

In the village of Calthwaite, there is a village school, with Nursery, a Church and a public house. Skelton is approximately 4.8 miles also has a village school, church, public house and a village hall.

Main facilities can be found in Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 16,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Please Note

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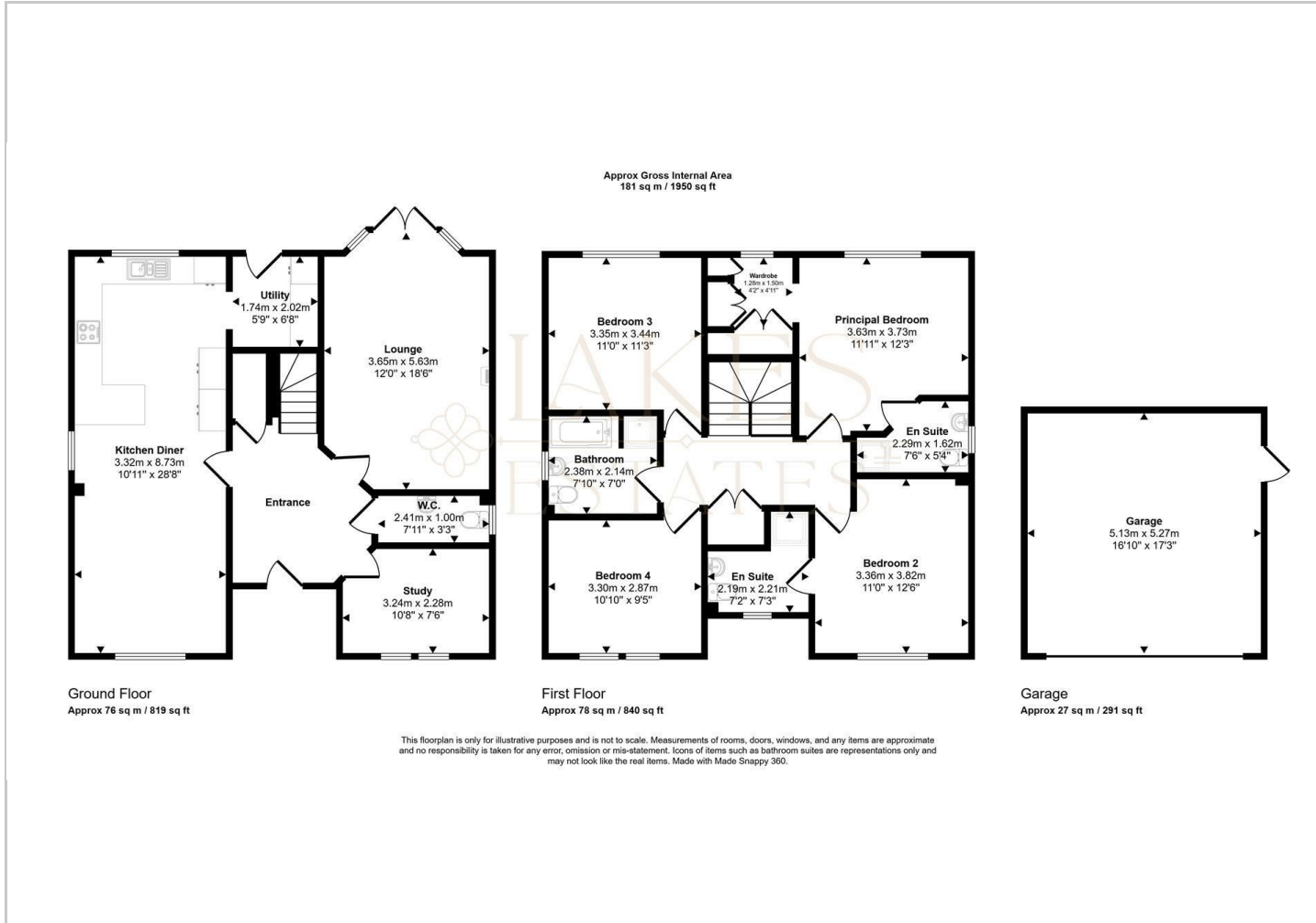
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

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

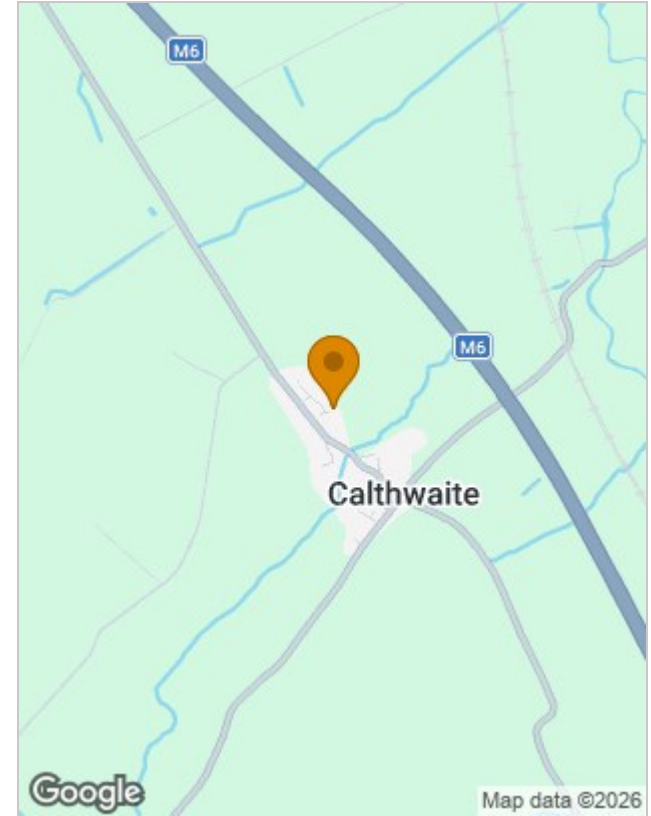
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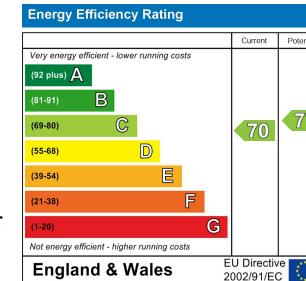
Floor Plans



Location Map



Energy Performance Graph



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.

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