



Manatee , Penrith, CA10 1NN

Guide price £475,000



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Manatee

Penrith, CA10 1NN

- 4/5 Bed Detached Family Home
- Dining Kitchen & Utility Room
- Private Driveway Parking & Garage
- Backing onto Open Fields
- Countryside Walks from the Doorstep
- 3 Reception Rooms
- 3 Bathrooms
- Beautifully Maintained Gardens
- Much Sought After Village Location
- Close to Schools & Amenities

An outstanding 4/5 bedroom detached family home, set within the highly sought-after village of Little Salkeld, just 7 miles from Penrith. Occupying a substantial private plot with open fields to the rear, this impressive property offers a wonderful sense of space, privacy, and idyllic countryside living.

Extending to approximately 2,137 sq ft, the home provides generous and versatile accommodation, perfectly suited to modern family life or those seeking multi-generational living. A well-regarded primary school and village shop can be found nearby in Langwathby, while a wealth of scenic countryside walks are available straight from the doorstep—ideal for those seeking an active, outdoor lifestyle.

Externally, the property benefits from extensive driveway parking, an attached garage, and beautifully positioned grounds, making it a rare opportunity to acquire a superb family home in a truly desirable rural setting.



Porch 6'10" x 3'10" (2.09 x 1.17)
uPVC double glazed porch with solid roof and front door. Internal glazed uPVC door leading to the entrance hallway. Tiled flooring.

Entrance Hallway
Has internal doors leading to the lounge and dining kitchen. Stairs leading to the first floor. Wooden flooring.

Lounge 21'8" x 12'1" (6.61 x 3.69)
A bright and spacious lounge has sliding doors leading into the conservatory and double glazed window to the front aspect. Fitted carpet. Multi-fuel stove set upon a tiled hearth with timber mantle over.

Conservatory 12'11" x 9'1" (3.94 x 2.79)
A spacious conservatory with double glazed windows and perspex roof, double doors lead out to the garden patio. Tiled flooring.

Kitchen Diner 15'4" x 13'1" (4.68 x 3.99)
A bright and spacious kitchen diner which has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and sink drainer unit. Double glazed window to the rear aspect. Tiled flooring. Radiator.

Utility Room 15'4" x 9'7" (4.68 x 2.94)
A useful space with fitted units and a sink. Plumbing for a washing machine. Carpet and tiled flooring. uPVC door to the side. Double glazed window to the front aspect.

Ground Floor Shower Room 6'3" x 5'3" (1.92 x 1.62)
A wet room styled shower room with mains shower unit, low level w.c and a sink unit. Tiled floors and walls. Heated towel rail. Double glazed window to the side aspect.

Reception Room 16'6" x 9'7" (5.05 x 2.94)
A versatile reception room which could be utilised as a ground floor bedroom, office or study. Laminate flooring. Double glazed windows to the side and rear aspect. French doors leading to the garden patio. Radiator.

Stairs / Landing
Stairs from the entrance hall lead up to the first floor landing. Double glazed window. Ceiling hatch giving access to the loft. Airing cupboard. Fitted carpet. Radiator.

Principal Bedroom 12'5" x 9'5" (3.79 x 2.89)
A large double bedroom with 3 x double glazed windows to the side and rear aspect. Fitted carpet. Radiator.

En-Suite Shower Room 6'1" x 5'5" (1.86 x 1.66)
Has a fitted three-piece suite comprising shower cubicle containing a mains shower unit, low level w.c and vanity sink unit with fitted storage cabinet. Tiled walls. Heated towel rail. Double glazed window to the side aspect.

Bedroom Two 12'7" x 10'3" (3.84 x 3.14)
Spacious double bedroom with fitted units and drawers. Double glazed window to the rear aspect. Fitted carpet. Radiator.

Bedroom Three 11'2" x 9'10" (3.42 x 3.00)
Double bedroom with fitted wardrobes. Double glazed window to the front aspect. Fitted carpet. Radiator.

Bedroom Four 9'7" x 8'10" (2.93 x 2.71)
Perfect as a young child's room, nursery, dressing room or office leading through to the primary bedroom. Fitted carpet. Radiator. Double glazed window to the front aspect. Ceiling hatch giving access to the loft.

Bedroom Five 12'4" x 7'2" (3.78 x 2.19)
Double bedroom with double glazed window to the rear aspect. Fitted carpet. Radiator.

Bathroom 9'10" x 5'3" (3.02 x 1.62)
A modern bathroom comprising: Panelled bath, shower cubicle containing a mains shower unit, low level w.c and a vanity sink unit with LED mirror over. Tiled walls. Heated towel rail. Double glazed window to the front aspect.

Outside

To the front is a gated driveway providing ample private parking and a raised lawn with stone steps leading up. There are pathways leading round the property to the rear garden. To the rear of the property is a spacious garden mainly laid to lawn which looks out over open fields. There are a variety of sheds and a greenhouse. A paved path leads up to pergola which has an attractive patio. There are well established borders and a variety of plants, flowers and trees.

Garage 28'7" x 9'8" (8.72 x 2.96)
A large, spacious garage with up and over door to the front aspect and pedestrian door to the rear garden. Power and lighting. Ample space to park a car. Ceiling hatch giving access to the loft space.

Services

Mains electricity, water. Drainage to a septic tank which is shared with 2 neighbours. The septic tank is located in the far neighbours front garden and costs are shared between the 3 properties. Heating and hot water is provided by a back boiler connected to the stove and there is also an immersion for hot water.

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)

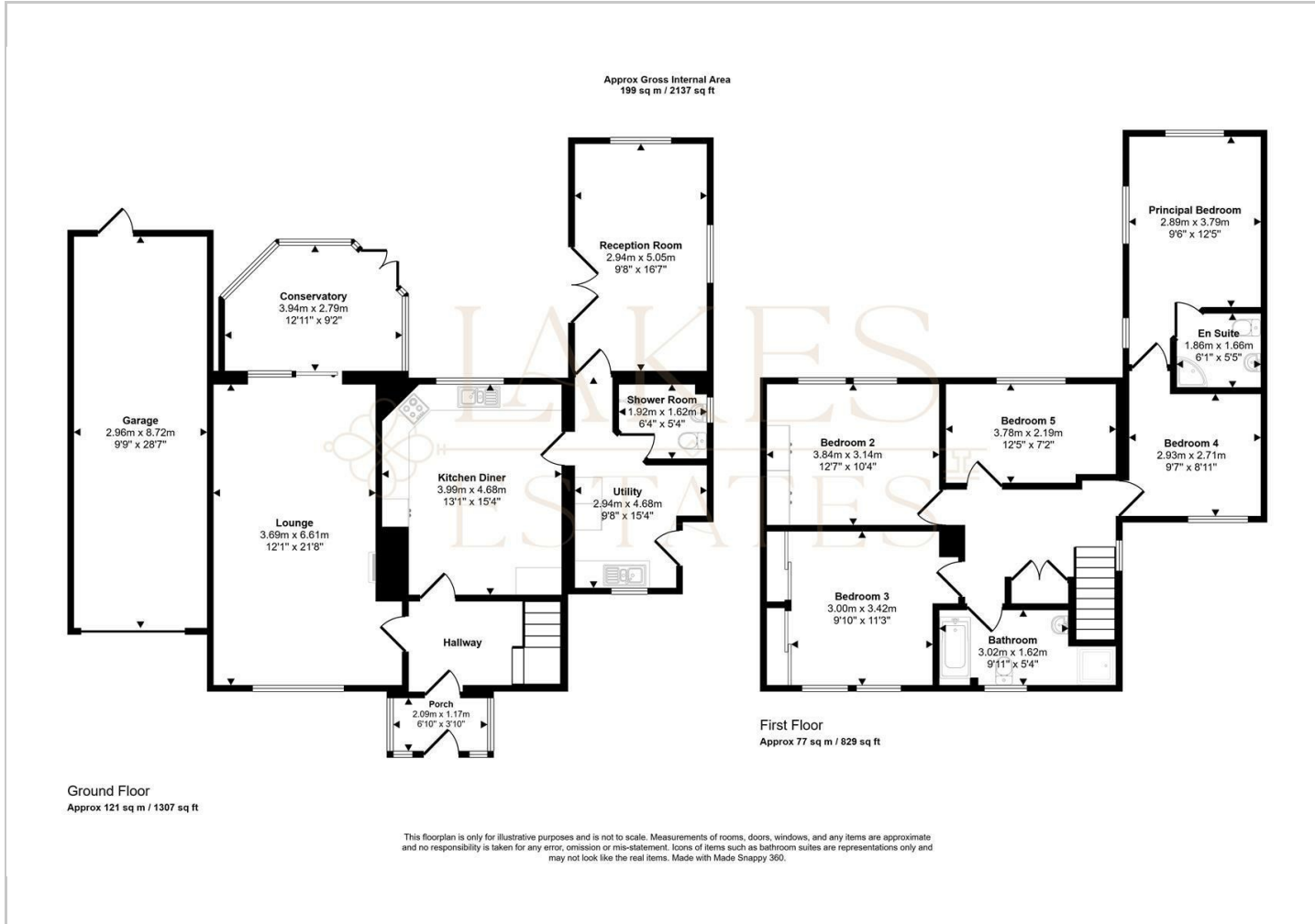
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions

From Penrith, head East on the A686 for approximately 5 miles into Langwathby. As you enter Langwathby the road bends right, keep left signposted Little Salkeld. Continue for approximately 2 miles and you will arrive at Little Salkeld. As you enter Little Salkeld the road bends right and Manatee is directly facing on the left-hand side of the field gate.



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.

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Location Map



Energy Performance Graph

