



**Poplar House, Culgaith, CA10 1QL.**

Guide Price £490,000

**PFK**

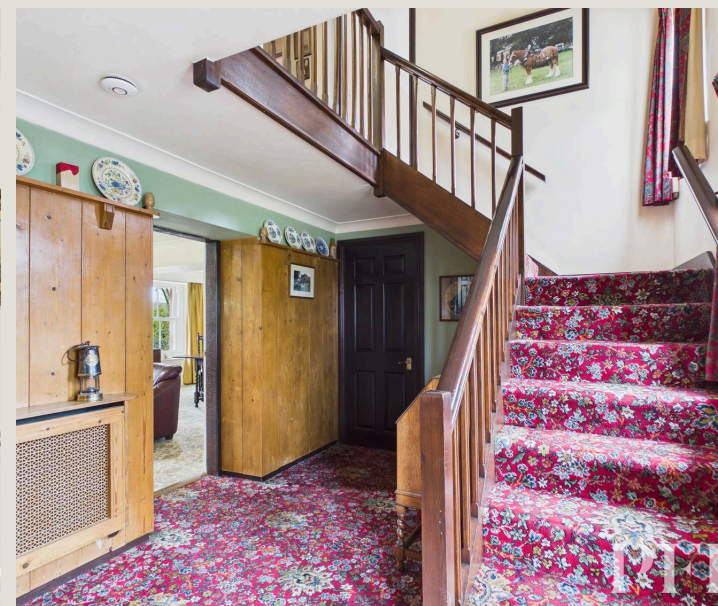
## Poplar House

This four bedroom detached residence offers a layout that lends itself perfectly to modern family living, whilst presenting an exciting opportunity for those looking to update and personalise a home to their own taste. Set back from the road, the property immediately benefits from a sense of space and is enhanced by its substantial front garden and ample driveway providing off road parking for multiple vehicles.

Upon entering, you are welcomed into a rear hallway that leads through to the principal living accommodation. Positioned to the front of the property is a spacious and inviting living and dining room, featuring a charming fireplace that serves as a natural focal point. Windows allow natural light to pour in, creating a bright yet cosy environment.

The property offers a generous kitchen and dining area, with traditional wooden cabinetry, exposed beams and dual aspect. This space offers excellent potential to be reimagined into a contemporary open plan hub of the home, perfectly suited to modern lifestyles. Accessed from the rear hallway, is a practical utility room complete with WC, providing additional convenience.

Upstairs, the property has four well-proportioned bedrooms, all offering comfortable accommodation for family members or guests.





## Poplar House

The first floor also benefits from a large walk-in airing/laundry cupboard, adding useful storage space, along with a family bathroom fitted with a four piece suite.

Externally, the rear garden is mainly laid to lawn and bordered by established flower beds and mature trees, creating a peaceful outdoor setting. It is an ideal space for children to play, for keen gardeners to enjoy, or for hosting outdoor gatherings during the warmer months.

While the property would benefit from a programme of modernisation, it represents a fantastic opportunity to create a truly wonderful family home. Combining traditional charm with significant potential and situated in a sought-after village location, this home is perfectly suited to buyers looking to invest in both lifestyle and future value.



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.

## Ground Floor

### Hallway

13' 7" x 9' 3" (4.14m x 2.82m)

### Utility Room

10' 2" x 9' 4" (3.09m x 2.84m)

### WC

4' 4" x 2' 11" (1.32m x 0.89m)

### Dining Kitchen

23' 4" x 9' 1" (7.12m x 2.76m)

### Living/Dining Room

21' 7" x 13' 8" (6.58m x 4.16m)

## First Floor

### Landing

### Bedroom 4

10' 0" x 9' 2" (3.05m x 2.79m)

### Laundry/Airing Room

6' 0" x 5' 2" (1.84m x 1.57m)

### Bathroom

12' 7" x 5' 7" (3.84m x 1.70m)

### Inner Landing

### Bedroom 1

14' 0" x 11' 9" (4.27m x 3.59m)

### Bedroom 2

13' 10" x 9' 1" (4.22m x 2.77m)

### Inner Landing off from the bathroom

### Bedroom 3

10' 2" x 9' 5" (3.10m x 2.86m)





#### **FRONT GARDEN**

Large Lawned garden to the front of the property with stocked boards and providing access to the Driveway at the side of the property.

#### **REAR GARDEN**

Good size rear garden predominantly lawned with mature trees, shrubs and large storage shed.

#### **Driveway**

Large driveway to the side of the property providing ample parking and leading to the rear of the property.

#### **ADDITIONAL INFORMATION**

##### **Directions**

Poplar House can be found using the postcode CA10 1QL or alternatively by using what3words: [///entitles.beams.whom](https://www.what3words.com/entitles.beams.whom)

##### **Services**

Mains electricity, water, drainage & oil heating system. 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.

##### **PLEASE NOTE:**

The property is not currently registered with the Land Registry and the buyer would be responsible to do that.

- Council Tax band: E
- Tenure: Freehold
- EPC: TBA





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1420 ft<sup>2</sup>  
131.9 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(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.

## Referrals & 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agents

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