



28 Otters Holt, Culgaith, Penrith, CA10 1SG

Offers Over **£385,000**

PFK

28 Otters Holt

The Property:

Nestled within the sought after village of Culgaith, 28 Otters Holt is an exceptional executive 4 bedroom detached family home, beautifully crafted by the highly regarded Cumbrian Homes. Located on a quiet cul-de-sac in a prestigious development, this stylish and spacious property offers modern living in a rural setting.

Thoughtfully designed and finished to a high standard, the home boasts generous living accommodation throughout. The ground floor features a welcoming entrance hallway, a convenient cloakroom/WC, a light filled lounge, an open plan dining kitchen with quality fittings and a separate utility room. Upstairs, there are four well proportioned bedrooms including a principal with ensuite and a contemporary family shower room.

Externally, the property benefits from a driveway which leads to the integral garage and a rear garden with lawn and patio a side lawned garden both of which are ideal for families and entertaining.

Positioned on the edge of Culgaith, a desirable Eden valley village with excellent local amenities and easy access to Penrith, the Lake District and major transport links. This stunning home offers the perfect balance of luxury, comfort, and location.





28 Otters Holt

Location & Directions:

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.

Directions

28 Otters Holt can be located using the postcode CA10 1SG or alternatively by using What3Words: [///threaded.pouting.racetrack](https://www.what3words.com/threads-pouting-racetrack)



- Desirable 4 bed detached family home built by Cumbrian Homes
- Entrance hall, cloak/WC, lounge, dining kitchen & utility room
- 4 good size bedrooms, ensuite & additional shower room
- LPG Heating, Gardens front, side & rear.
- Parking & Garage.
- Tenure: Freehold
- Council Tax: Band E
- EPC rating D

ACCOMMODATION

Ground Floor

Entrance Hall

Cloakroom/WC

3' 4" x 5' 7" (1.01m x 1.69m)

Lounge

10' 9" x 19' 8" (3.27m x 6.00m)

Dining Kitchen

22' 3" x 11' 2" (6.79m x 3.40m)

Utility Room

6' 6" x 8' 11" (1.99m x 2.72m)

FIRST FLOOR

Bedroom 1

11' 3" x 15' 5" (3.43m x 4.70m)

En Suite

6' 10" x 8' 2" (2.08m x 2.48m)

Bedroom 2

11' 0" x 13' 9" (3.36m x 4.19m)

Bedroom 3

10' 8" x 13' 4" (3.25m x 4.06m)

Bedroom 4

10' 1" x 12' 0" (3.08m x 3.65m)

Shower Room

7' 6" x 8' 0" (2.28m x 2.43m)





EXTERNALLY

Garden

Lawned garden with patio to the rear of the property and further lawned garden to the side.

Driveway

2 Parking Spaces

Driveway providing parking and leading to the garage.

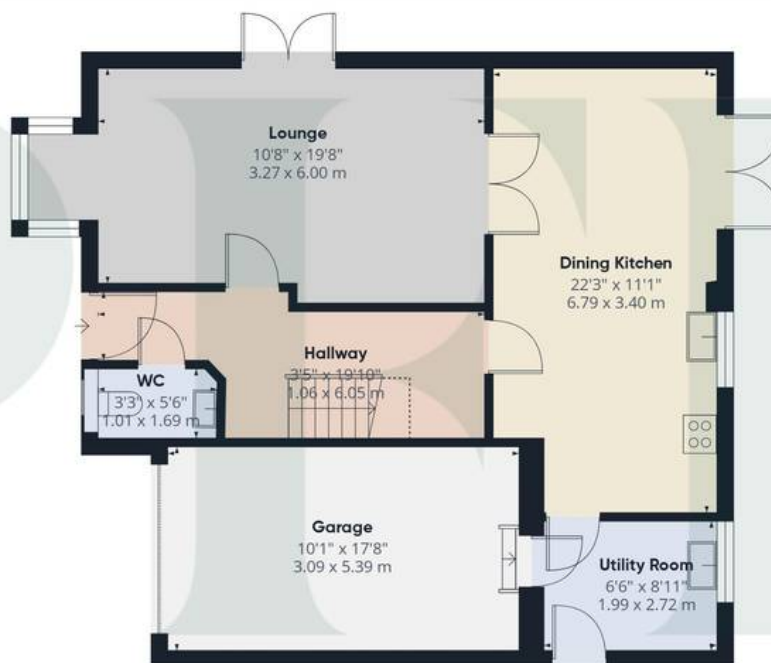
Garage

Single Garage









Floor 0



Floor 1

Approximate total area⁽¹⁾

1658 ft²

154.1 m²

Reduced headroom

14 ft²

1.3 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.

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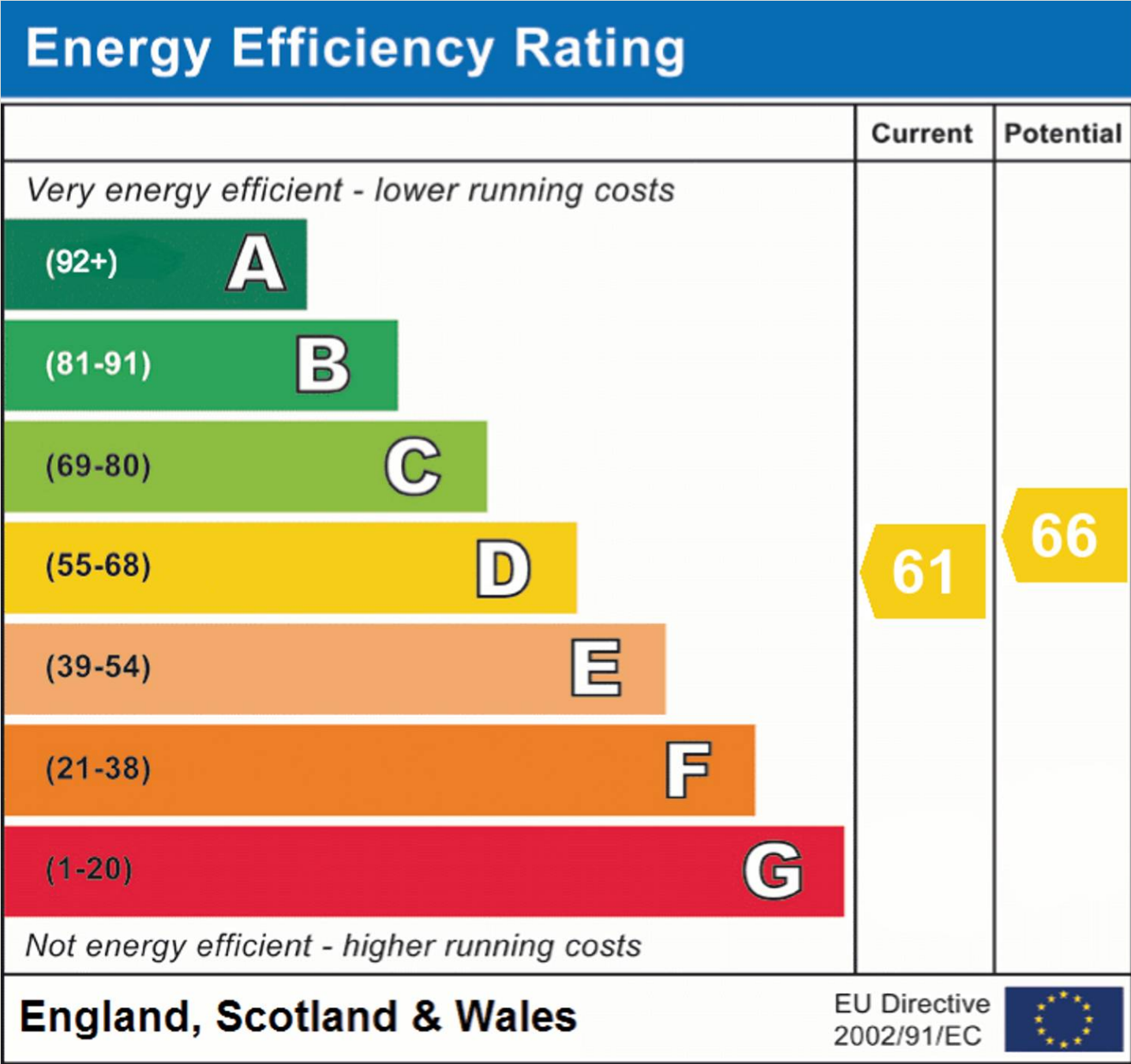
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; LPG heating and double glazing. Please note: The 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.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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