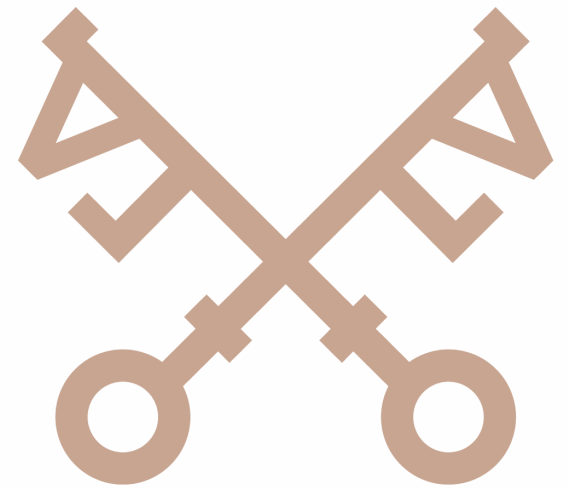




Eden View, Langwathby



EDEN VIEW, LANGWATHBY



Dating from the 1800s, this handsome period property has undergone a complete, comprehensive and sympathetic transformation. Retaining the architectural presence and individuality of the original house while effectively creating an entirely new home within its historic walls. With approximately 4,893 sq ft of internal accommodation, incorporating the principal residence, extensive cellars and a substantial two-bedroom annexe, Eden View offers an exceptional amount of space and an extraordinary degree of flexibility.

Eden View has stood in Langwathby since the nineteenth century, with the adjoining annexe originally forming the staff quarters for the main house — a reminder of the scale and standing the property has enjoyed throughout its history. There is also an intriguing literary thread associated with the name. Historical records place physician and novelist Henry De Vere Stacpoole, author of *The Blue Lagoon*, at a property referred to as “Eden Vue” in Langwathby in 1907, when he was assisting a local doctor. Together with historic references connecting Eden View with a doctor's residence, it creates a fascinating possibility within the property's past. While the precise connection should be regarded as part of the ongoing historical research rather than presented as definitive fact, it adds another interesting layer to the story of this distinctive Cumbrian home. Today, Eden View has entered an entirely new chapter.





Property Type:

Detached

Property

Square Footage:

4,893 sqft

Council Tax Band:

F

Tenure

Freehold



Why Langwathby?

LANGWATHBY IS A PARTICULARLY ATTRACTIVE EDEN VALLEY VILLAGE, COMBINING A STRONG SENSE OF COMMUNITY WITH THE EVERYDAY AMENITIES THAT MAKE VILLAGE LIFE GENUINELY PRACTICAL. CENTRED AROUND ITS TRADITIONAL VILLAGE GREEN, IT HAS ITS OWN C OF E PRIMARY SCHOOL, VILLAGE SHOP AND POST OFFICE, WHILE THE SHEPHERDS INN PROVIDES A WELCOMING COUNTRY PUB SERVING FOOD AND DRINKS. THE VILLAGE ALSO BENEFITS FROM ITS OWN RAILWAY STATION ON THE SCENIC SETTLE—CARLISLE LINE, WHILE PENRITH IS ONLY AROUND FIVE MILES AWAY FOR A WIDER RANGE OF SHOPS, SECONDARY SCHOOLING AND SERVICES. SURROUNDED BY BEAUTIFUL EDEN VALLEY COUNTRYSIDE AND WITHIN EASY REACH OF BOTH THE LAKE DISTRICT AND NORTH PENNINES, LANGWATHBY OFFERS AN APPEALING BALANCE OF RURAL TRANQUILLITY, CONNECTIVITY AND DAY-TO-DAY CONVENIENCE.

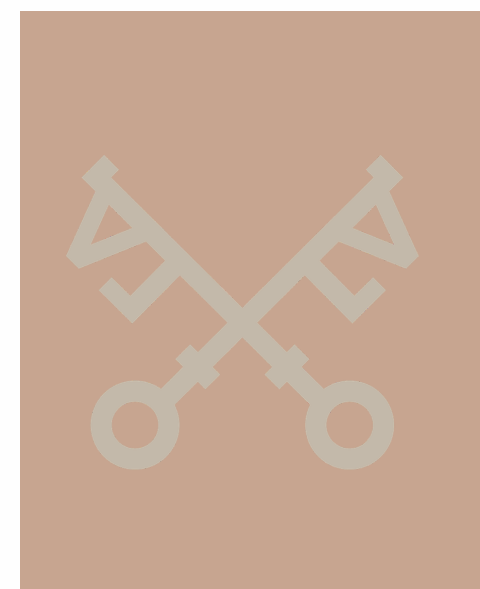
Eden View, Langwathby

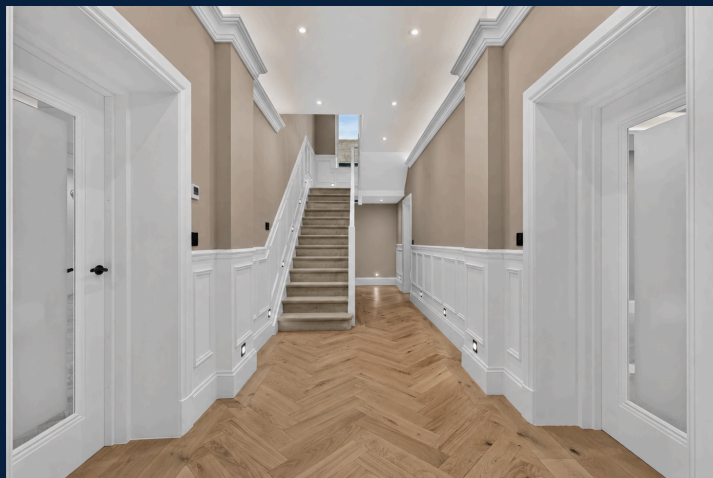




EDEN VIEW'S SETTING HAS BEEN GIVEN THE SAME LEVEL OF ATTENTION AS ITS INTERIOR. AN ELECTRIC ENTRANCE GATE PROVIDES AN IMPRESSIVE SENSE OF ARRIVAL AND OPENS ONTO THE NEWLY FINISHED DRIVEWAY. THE AREA IMMEDIATELY OUTSIDE THE DETACHED DOUBLE GARAGE IS BLOCK PAVED, WHILE THE MAIN DRIVE IS FINISHED IN TARMAC. ORIGINAL SANDSTONE FLAGS HAVE BEEN CAREFULLY RETAINED AND REUSED TO CREATE PATHWAYS AROUND THE HOUSE, PRESERVING ANOTHER CONNECTION WITH THE HISTORY OF THE PROPERTY. THE GARDENS HAVE BEEN COMPREHENSIVELY RE-LANDSCAPED AND PLANTED, GIVING THE HOUSE AN ESTABLISHED AND ATTRACTIVE SETTING FROM THE OUTSET. OUTSIDE THE GARDEN ROOM, A NEW DECK CREATES A NATURAL ENTERTAINING TERRACE AND AN OBVIOUS PLACE FOR OUTDOOR DINING, EVENING DRINKS AND SUMMER GATHERINGS. PARKING AND STORAGE ARE EQUALLY IMPRESSIVE. IN ADDITION TO THE INTEGRAL GARAGE SERVING THE ANNEXE, EDEN VIEW HAS A SUBSTANTIAL DETACHED DOUBLE GARAGE, PROVIDING EXCELLENT SPACE FOR VEHICLES, BICYCLES, LEISURE EQUIPMENT AND STORAGE.











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WHERE CAN I FIND...



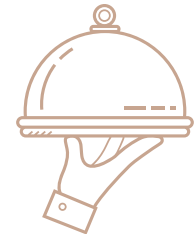
The Closest Schools?

Langwathby C of E Primary - 2
Minute Walk
Queen Elizabeth Grammar - 15
Minute Drive



The Local Shop?

Langwathby Stores & Post
Office - 4 Minute Drive



A Delicious Meal?

Fetherston Arms - 15 Minute
Drive



Somewhere Nice to Walk the Dog?

The Ladies' Walk Starts
around Langwathby &
Follows the River Eden
towards Edenhall



A Refreshing Pint?

The Shepherds Inn - 4 Minute
Drive & 15 Minute Walk

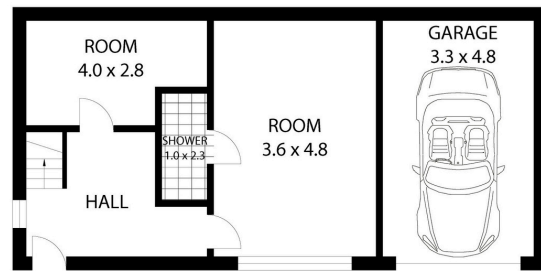


Closest Transport Links

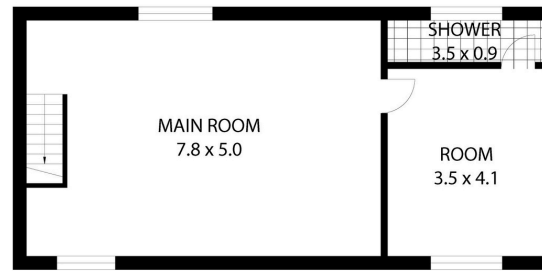
Bus - Village Green - 10
Minute Walk
Rail - Langwathby Station - 15
Minute Walk



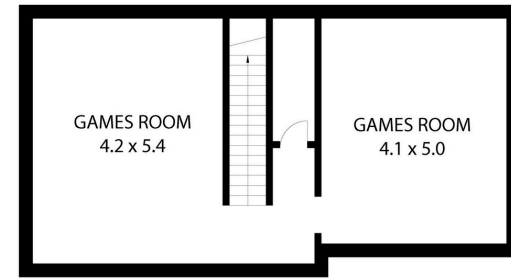




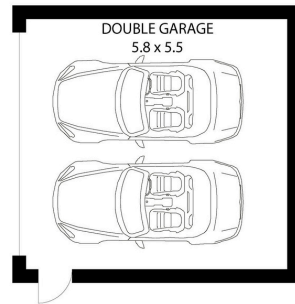
ANNEXE (GROUND FLOOR)



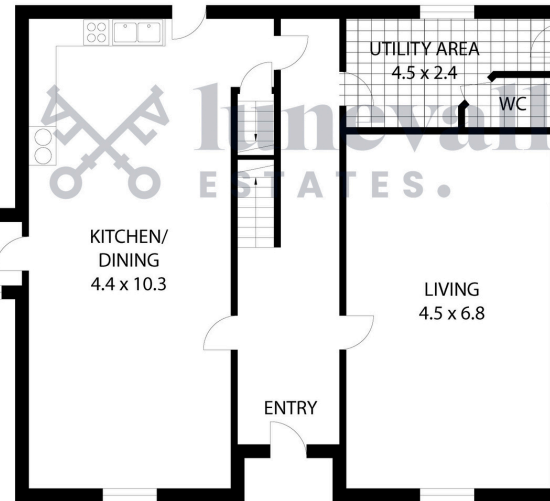
ANNEXE (FIRST FLOOR)



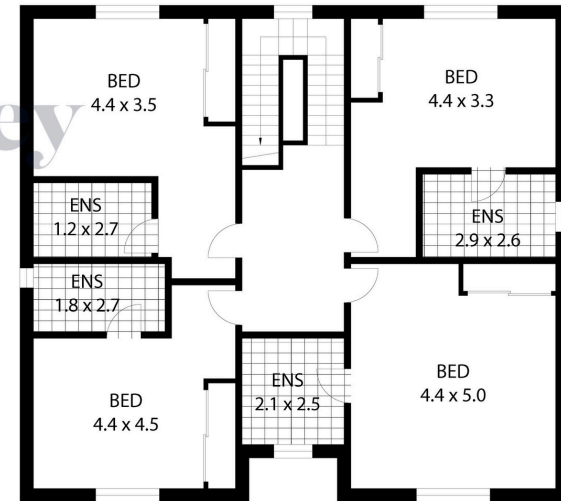
BASEMENT



GARAGE



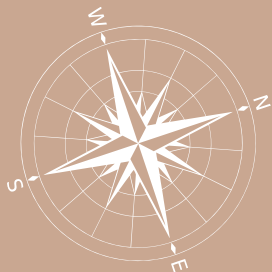
GROUND FLOOR



FIRST FLOOR

INTERNAL AREA = 454.6 SQ.M - 4,893 SQ.FT

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

*Eden View,
Langwathby*

Eden View, Salkeld Road, Langwathby, CA10 1ND



///vase.bookshelf.restores



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