



Laikin View | Calthwaite



LAIKIN VIEW

Welcome home to Laikin View...

Occupying a privileged position within an exclusive cul-de-sac, 20 Laikin View is a substantial detached family residence that combines elegant Victorian-inspired architecture with beautifully modernised interiors and some of the most captivating countryside views available within the village.

Constructed in a distinctive style that reflects the grandeur of traditional Victorian villas, the property immediately commands attention with its handsome double-fronted façade, central covered entrance porch and attractive yellow sandstone detailing. Surrounded by similarly impressive homes built from locally sourced red sandstone, Laikin View has established itself as one of Calthwaite's most desirable addresses.

From the moment you arrive, there is a wonderful sense of space. A herringbone block-paved driveway provides parking for multiple vehicles and leads to a detached double garage, whilst two gated access points lead to the rear garden. Beyond the attractive frontage lies a home that has been thoughtfully enhanced by the current owners, blending timeless character with contemporary styling and creating a property that is both practical and exceptionally welcoming.



Take a closer look...

Property Type:

Detached

Square Footage:

1710 Sq Feet

Council Tax Band

E

EPC Rating

C

Tenure

Freehold





Sleep 000

Soothe 000

Sanctuary 000





Cook 000

Create 000

Connect 000



Relax⁰⁰⁰
Recharge⁰⁰⁰
Reconnect⁰⁰⁰

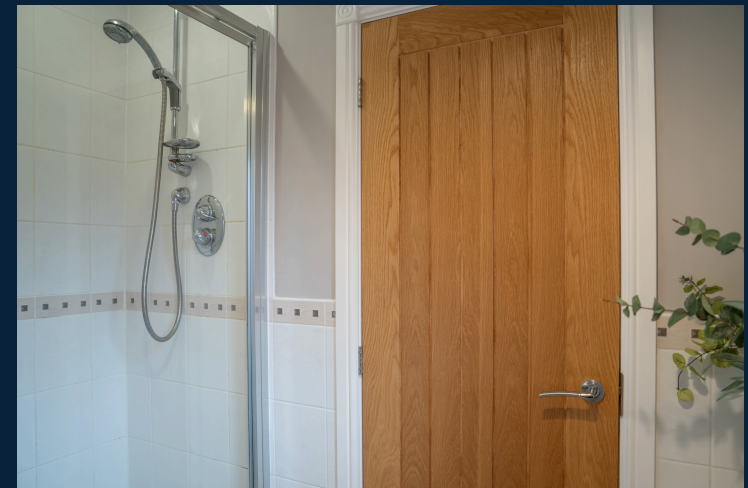




Refresh

Relax

Rejuvenate



Why Calthwaite?

FOR MANY BUYERS, MOVING TO CALTHWAITE IS ABOUT EMBRACING A WAY OF LIFE THAT HAS BECOME INCREASINGLY DIFFICULT TO FIND.

POSITIONED WITHIN THE BEAUTIFUL EDEN VALLEY, CALTHWAITE IS A PICTURESQUE VILLAGE THAT PERFECTLY BALANCES RURAL TRANQUILLITY WITH EVERYDAY CONVENIENCE. SURROUNDED BY ROLLING COUNTRYSIDE, MATURE WOODLAND AND QUIET COUNTRY LANES, IT IS A PLACE WHERE LIFE MOVES AT A GENTLER PACE, YET REMAINS EXCEPTIONALLY WELL CONNECTED TO PENRITH, CARLISLE AND THE M6.

ONE OF THE GREATEST JOYS OF LIVING HERE IS STEPPING OUT OF YOUR FRONT DOOR AND IMMEDIATELY FINDING YOURSELF IMMERSSED IN SOME OF CUMBRIA'S MOST BEAUTIFUL SCENERY. THE SURROUNDING COUNTRYSIDE OFFERS AN ABUNDANCE OF WALKS, FROM GENTLE RAMBLES THROUGH OPEN FARMLAND AND ALONG THE RIVER PETTERIL TO MORE ADVENTUROUS ROUTES TOWARDS THE NORTHERN FELS AND THE LAKE DISTRICT NATIONAL PARK. WHETHER YOU ENJOY AN EARLY MORNING DOG WALK, A WEEKEND HIKE OR SIMPLY TAKING IN THE CHANGING SEASONS, THE LANDSCAPE AROUND CALTHWAITE PROVIDES A STUNNING BACKDROP TO EVERYDAY LIFE.

AT THE HEART OF THE VILLAGE SITS THE HIGHLY REGARDED CALTHWAITE C OF E PRIMARY SCHOOL, A MUCH-LOVED VILLAGE SCHOOL THAT SERVES BOTH CALTHWAITE AND THE SURROUNDING RURAL COMMUNITIES. THE SCHOOL'S NURTURING ENVIRONMENT, STRONG COMMUNITY SPIRIT AND RURAL SETTING MAKE IT A POPULAR CHOICE FOR FAMILIES SEEKING A TRADITIONAL VILLAGE UPBRINGING FOR THEIR CHILDREN. RECENT INSPECTIONS HAVE HIGHLIGHTED THE WELCOMING ATMOSPHERE AND THE EXCELLENT SUPPORT PROVIDED TO PUPILS.

VILLAGE LIFE IS FURTHER ENHANCED BY THE PRESENCE OF THE SUPERB THE GLOBE INN. MORE THAN SIMPLY A VILLAGE PUB, IT IS A TRUE COMMUNITY HUB WHERE NEIGHBOURS BECOME FRIENDS AND VISITORS QUICKLY FEEL AT HOME. RECENTLY REFURBISHED AND ENJOYING A GROWING REPUTATION THROUGHOUT THE AREA, THE PUB OFFERS EXCELLENT FOOD, LOCALLY BREWED ALES, A WELCOMING ATMOSPHERE AND A WONDERFUL BEER GARDEN. WHETHER ENJOYING SUNDAY LUNCH WITH FAMILY, MEETING FRIENDS FOR AN EVENING MEAL OR SIMPLY RELAXING BESIDE THE FIRE DURING THE WINTER MONTHS, IT IS A TREMENDOUS ASSET TO THE VILLAGE.

FOR DAY-TO-DAY ESSENTIALS, RESIDENTS BENEFIT FROM A RANGE OF NEARBY AMENITIES, WHILST THE BUSTLING MARKET TOWN OF PENRITH IS ONLY A SHORT DRIVE AWAY, OFFERING SUPERMARKETS, INDEPENDENT SHOPS, CAFÉS, RESTAURANTS, HEALTHCARE FACILITIES AND EXCELLENT TRANSPORT LINKS.

PERHAPS WHAT RESIDENTS VALUE MOST, HOWEVER, IS THE SENSE OF COMMUNITY. CALTHWAITE REMAINS ONE OF THOSE INCREASINGLY RARE VILLAGES WHERE NEIGHBOURS KNOW ONE ANOTHER, COMMUNITY EVENTS ARE WELL SUPPORTED AND THERE IS A GENUINE FEELING OF BELONGING. IT IS A VILLAGE WHERE CHILDREN CAN ENJOY THE FREEDOM OF COUNTRYSIDE LIVING, WHERE WALKERS AND CYCLISTS ARE SPOILT FOR CHOICE AND WHERE EVERY JOURNEY HOME FEELS LIKE AN ESCAPE FROM THE PRESSURES OF MODERN LIFE.

FOR THOSE SEEKING A BEAUTIFUL RURAL SETTING WITHOUT SACRIFICING CONVENIENCE, CALTHWAITE REPRESENTS ONE OF CUMBRIA'S HIDDEN GEMS. A THRIVING VILLAGE COMMUNITY, EXCELLENT SCHOOLING, A FANTASTIC PUB AND STUNNING SURROUNDING COUNTRYSIDE COMBINE TO CREATE AN EXCEPTIONAL PLACE TO CALL HOME

YOUR GUIDE TO LOCAL AMENITIES

A Delicious Meal?

The Globe Inn, just a short stroll away offers a delicious menu. Or try Morpeths at Calthwaite Hall for a special celebration. You will also find a vast array of restaurants and bars in the local town of Penrith.

The Closest Shops

For the BIG shop, Penrith offers an array of artisan shops but large supermarkets too. and Grocery deliveries are also available

The Closest School?

Calthwaite Primary School is located just a short walk away, as well as First Class childrens nursery. School buses will collect local children for secondary education

A Refreshing Pint?

The Globe Inn is a short stroll and ready to offer a cold pint and a very warm welcome. They also offer an extensive menu!

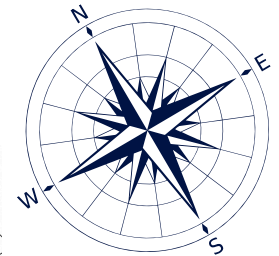
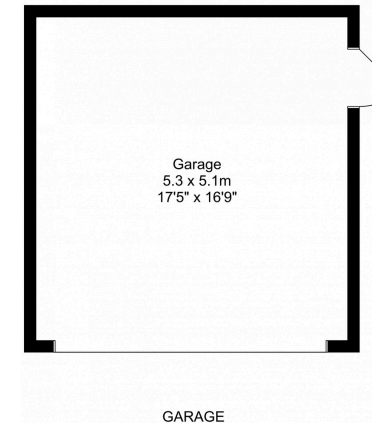
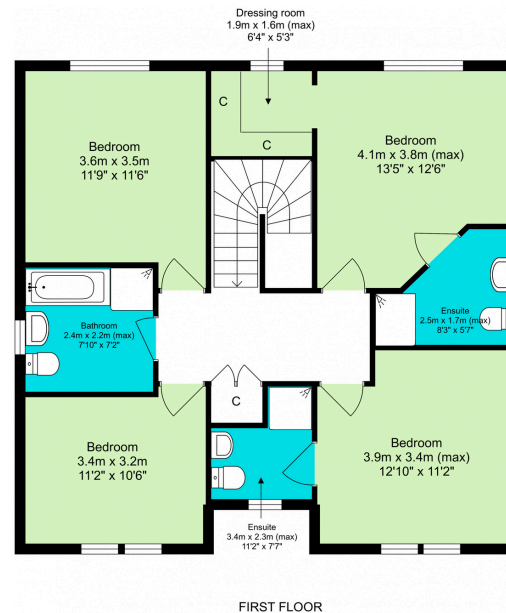
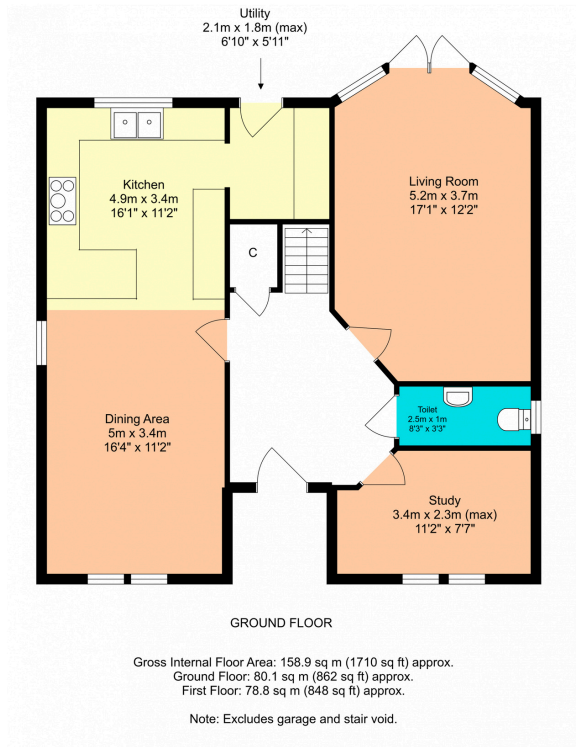
Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!



Total Floor Area 1710sq.ft approx.

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.




NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals
Available 7 days a week and outside of business hours
Contact directly on 01768 204563