

# Cumbrian Properties

## Braemar, Lazonby



**Price Region £295,000**

**EPC-E**

Detached bungalow | Village location  
Dining lounge | 3 bedrooms | Garden room  
Drive, car port and gardens | Stunning views

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## 2/ BRAEMAR, LAZONBY, PENRITH

Situated on the edge of the village is this immaculately presented three bedroom detached bungalow with fantastic views across the Eden Valley. The UPVC double glazed and oil central heated accommodation briefly comprises of entrance porch, utility, cloakroom, modern kitchen with integrated appliances, shower room, three bedrooms, dining lounge with multi fuel stove and garden room. Externally the property has a rear lawned garden with decked seating area, greenhouse and garden sheds. To the front of the property there is a car port, covered seating area, raised beds, flower beds and good size driveway. The village of Lazonby in the Lower Eden Valley, offers a range of local amenities including Lakes & Dales Co-op supermarket with post office facilities, two pubs, primary school, and railway station on the famous Settle Line between Carlisle and Leeds. The village of Kirkoswald just a mile away has a doctors surgery, store, primary school and two pubs. The market town of Penrith is 7 miles/15 minute drive, with the great border city of Carlisle a 30 minute drive/15 miles.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance porch.

**ENTRANCE PORCH** Step up to composite front door into the utility.

**UTILITY (10'8 x 5'5)** A range of wall and base units incorporating sink with mixer tap, plumbing for washing machine and space for tumble dryer. Cloaks area, UPVC double glazed window, radiator, ceiling spotlights and wood effect flooring. Door to cloakroom and opens into the kitchen.

**CLOAKROOM** Two piece suite in white with low level WC and wash hand basin over vanity unit. Radiator, wood effect flooring, ceiling spotlights and UPVC double glazed frosted window.



UTILITY

**KITCHEN (11' x 8'6)** Fitted kitchen incorporating an inset sink with chrome mixer tap, four ring induction hob with glass splashback, oven below and extractor above. Integrated dishwasher, fridge and freezer. UPVC double glazed window, radiator, ceiling spotlights, loft access and wood effect flooring. Door to hallway.

### 3/ BRAEMAR, LAZONBY, PENRITH



KITCHEN

**HALLWAY** Wood effect flooring, radiator and doors to shower room, bedrooms, dining lounge and opens into the garden room.

**SHOWER ROOM (8' x 5'5)** Three piece suite in white comprising walk-in shower cubicle with rain fall shower and further shower attachment, low level WC and wash hand basin within vanity units. Further wall mounted cabinet, feature mirror over wash hand basin, panelled ceiling with spotlights, tiled flooring, towel rail radiator and UPVC double glazed frosted window.



SHOWER ROOM

**BEDROOM 1 (13'10 x 8')** UPVC double glazed window, radiator and storage cupboard.



BEDROOM 1



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**BEDROOM 3/DRESSING ROOM/OFFICE (10'7 x 7' max)** UPVC double glazed window and radiator.

**BEDROOM 2 (10'4 x 7'5)** Radiator and UPVC double glazed window with lovely views across the Eden Valley.



BEDROOM 3



BEDROOM 2

**DINING LOUNGE (23' max x 15' max)**

**LOUNGE AREA** – Multi fuel stove within an inset fireplace with slate hearth and oak lintel above, oak flooring, radiator, coving to ceiling and UPVC double glazed window.

**DINING AREA** – Oak flooring, radiator, coving to ceiling, UPVC double glazed window and glazed doors opening into the garden room.



DINING LOUNGE



5/ BRAEMAR, LAZONBY, PENRITH

**GARDEN ROOM (10' x 8')** UPVC double glazed windows with fantastic views across the open countryside to the Eden Valley, radiator and UPVC double glazed door to the garden.



GARDEN ROOM

**OUTSIDE** The property is approached across a shared tarmacadam driveway with gated access to Braemar's spacious driveway leading to car port, covered seating area, log store and garden area with raised beds/vegetable patch and an area laid to shrubs, trees and flowers. The oil tank is located at the side of the bungalow along with two garden sheds and step up to the rear garden. Rear lawned garden with greenhouse, raised decked seating area, shillied area to the side of the garden with oil boiler. The rear garden enjoys fantastic views across the open countryside taking in the stunning Eden Valley.



DRIVE, COVERED SEATING AREA AND FRONT GARDEN



6/ BRAEMAR, LAZONBY, PENRITH



REAR GARDEN AND VIEW

**DIRECTIONS** – Take the first left into Lazonby off the B6412 onto Scaur Lane, then take an immediate left onto a private lane with a couple of Bungalows. Braemar is on the end with a covered porch/garage.

**NOTE A** – The original build is a Dorran bungalow (non-standard, further information is available from our office).

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band D

**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 Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

