

# Cumbrian Properties

19 Whinfell Terrace, Tebay



**Price Region £150,000**

**EPC-E**

Terraced property | Lovely views  
Open plan living/dining/kitchen | 2 bedrooms | 1 bathroom  
Garden, rear yard & parking | Successful airBnb

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## 2/ 19 WHINFELL TERRACE, TEBAY

A well-presented, two bedroom, mid-terraced property situated in this popular location with lovely views towards the fells. The UPVC double glazed and central heated accommodation briefly comprises entrance hall, open plan living/dining/kitchen and utility. To the first floor there are two bedrooms and bathroom. The property benefits from two parking spaces to the front with steps down to a lawned garden with garden shed and an enclosed rear yard with gated access to the rear lane.

With Howgill fells on your doorstep, this small rural village boasts fantastic commuting links and is less than a mile from junction 38 of the M6 motorway. 12 miles from Kirkby Stephen, 12 miles from Kendal and within a 20 minute drive to the market town of Penrith. The village has a popular primary school and public house with a service station adjoining the motorway supplying groceries and essentials.

Currently utilised as a successful airBnB, previously used as a buy to let and equally suitable as a main residence. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor with feature arch and cornice to either side, wood effect flooring and door to lounge area.

**OPEN PLAN LIVING/DINING/KITCHEN (23'8 max x 15' max)**

**LOUNGE AREA** UPVC double glazed window, radiator, picture rail, understairs storage cupboard and wood effect flooring.

**KITCHEN AREA** Fitted kitchen incorporating a one and a half bowl stainless steel sink unit with mixer tap, four ring electric hob with extractor hood above and double oven below, integrated fridge and freezer.

**DINING AREA** Picture rail, radiator, wood effect flooring, UPVC double glazed French doors opening into the rear yard and door to utility room.



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**UTILITY ROOM (16'9 max x 7' max)** Wall and base units with worksurface, plumbing for washing machine and dishwasher, Worcester oil boiler, Aztec electric backup boiler, two UPVC double glazed frosted windows, radiator, wood effect flooring and UPVC double glazed door to the rear.

## **FIRST FLOOR**

**LANDING** Loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (12' x 11'5)** UPVC double glazed window with lovely views towards the fells, radiator, picture rail, ceiling spotlights and airing cupboard.



BEDROOM 1

**BEDROOM 2 (12' x 8'3)** UPVC double glazed window, radiator, picture rail, ceiling spotlights and loft access.



BEDROOM 2

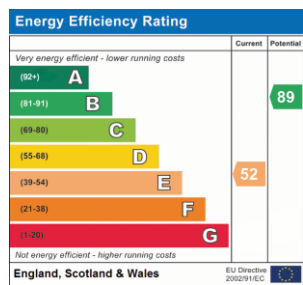
**BATHROOM (8'8 x 6'4)** Three piece suite comprising shower above panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, wood effect tiled flooring, chrome towel rail radiator, ceiling spotlights and UPVC double glazed window.

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BATHROOM

**OUTSIDE** The property benefits from two parking spaces to the front with steps down to a lawned garden, with garden shed, enjoying views towards the fells and an enclosed rear yard, housing the oil tank, with gated access to the rear lane.



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

**COUNCIL TAX** Business rates.

**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.