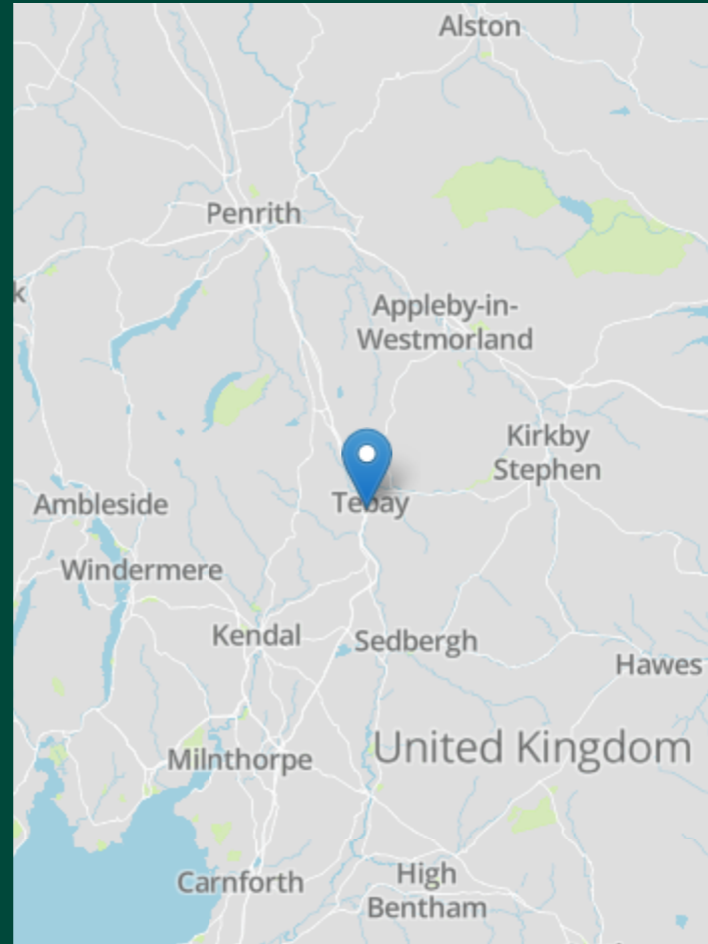


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

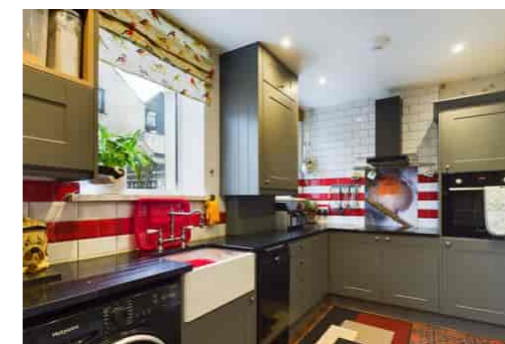
Approximate total area*

659.94 ft²
61.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



9 North Terrace, Tebay, Penrith, Cumbria, CA10 3XH

- Mid Terrace 2 Bed Cottage
- Immaculate Condition
- Tenure - Freehold
- Dressing Room - could be converted to third bedroom
- Fell Views
- EPC Rating - E
- Living Room with Multi Fuel Stove
- Patio Area to Front & Rear
- Council Tax - Band A

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Tebay is a popular village ideally situated for access to the M6 at junction 38 and within easy commuting distance of Penrith and Kendal. The village is set in a rural location, surrounded by the beautiful Howgill Fells, and provides a primary school in the village itself and easy access to an award winning service station.

PROPERTY DESCRIPTION

A deceptively spacious, immaculately presented, two bedroom, mid terrace cottage set in the rural village of Tebay with fantastic views of the Lake District Fells to both front and rear elevations.

Viewing is essential to appreciate the accommodation on offer - a bright living room with multi-fuel stove plus a modern kitchen/diner with access to the rear yard on the ground floor, together with two double bedrooms, a dressing room which could easily be converted back to a third bedroom and a modern shower room on the first floor.

To the front of the property is a flagged patio area ideal for sitting out and to the rear, an enclosed courtyard - another lovely outdoor space and with the advantage of three, useful storage sheds.

The property is fully double glazed with cottage style glazing to the front and gas central heating.

ACCOMMODATION

Entrance Hallway

1.97m x 0.95m (6' 6" x 3' 1") Accessed via double glazed, front entrance door. Stairs to first floor accommodation and door to:-

Living Room

4.23m x 3.36m (13' 11" x 11' 0") Bright, front aspect, reception room with feature, multi fuel stove, TV point, vertical radiator, original alcove cupboard and large, under stairs storage cupboard. Door to: -

Kitchen Diner

2.43m x 4.97m (8' 0" x 16' 4") Fitted with a range of modern, wall and base units with complementary quartz worktops, tiled splash backs and Belfast sink with mixer tap. Built in, eye-level electric oven, separate induction hob with decorative splash back and extractor over, space/plumbing for dishwasher and washing machine, and space for freestanding fridge freezer. Spotlighting, two windows overlooking the rear yard area, wall mounted Worcester boiler (concealed in one of the wall cupboards), shelving, vertical radiator and double glazed, door providing access to the rear yard.

FIRST FLOOR

Landing

1.86m x 1.18m (6' 1" x 3' 10") With access to loft space.

Bedroom 1

3.38m x 2.87m (11' 1" x 9' 5") Front aspect, double bedroom with wood panelled walls, feature cast iron fireplace, radiator with shelf above, and wooden flooring.

Bedroom 2

3.33m x 2.75m (10' 11" x 9' 0") Rear aspect, double bedroom with wood panelled walls, radiator with shelf above, and wooden floor.

Dressing Room/Bedroom 3

2.42m x 1.37m (7' 11" x 4' 6") Front aspect room with large, built in wardrobes to one wall - providing hanging rail, generous storage and additional cupboards above. Radiator with shelf over. This room is currently used as a Dressing Room but if wardrobes were to be removed would be equally suitable for use as a single bedroom/nursery.

Shower Room

2.28m x 2.10m (7' 6" x 6' 11") Bright shower room fitted with with three piece suite comprising double shower cubicle incorporating mains plumbed shower, WC and pedestal wash hand basin with tiled splash back and adjacent shaver socket. Spotlighting, ceiling beam, part, wood panelled walls, obscure window to rear elevation, radiator and good sized wall cupboard.

EXTERNALLY

Patio/Courtyard Gardens

A pedestrian gate at the front of the cottages provides access to a low maintenance, flagged patio, with flower and shrub borders, a delightful space for sitting out. A rear courtyard with decking and trellising offers another lovely outdoor seating area.

Outhouses

Three, useful outhouses, one of which has electric power supply, and access to a rear lane and parking area.

ADDITIONAL INFORMATION

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 : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water & drainage. LPG central heating. Double glazing installed throughout. Telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith at Junction 40 take the M6 motorway South and continue until you reach junction 38 where you take the left hand turn for the A685. Continue on this road to the roundabout, taking the third exit signposted for Tebay/Kendal and proceed on the A685 passing the school on your left hand side. After the houses on your right hand side, take the right turning off the road and then the right fork for North Terrace.

