



*Townhead Cottage*

OLD TEBAY



# TOWNHEAD COTTAGE



Nestled amidst the majestic fells and within easy access of the M6, Townhead Cottage is set back from the road that descends from the dramatic landscape of Orton Scar with its limestone pavement.

This tranquil area is home to a farm, and Townhead Cottage was transformed in 1985 from the barn that previously stood there. The conversion resulted in a beautiful detached three-bedroom home that blends seamlessly with the landscape and boasts a charming garden.





Take a closer look...



Property Type:

*Detached*

Square Footage

*1062 sqft*

Council Tax Band

*E*

EPC Rating

*E*

Tenure

*Freehold*

# Why Tebay?



TEBAY IS A VILLAGE AND CIVIL PARISH IN CUMBRIA, ENGLAND, SITUATED WITHIN THE HISTORIC BORDERS OF WESTMORLAND. IT IS LOCATED IN THE UPPER LUNE VALLEY, AT THE ENTRANCE OF THE LUNE GORGE. THE VILLAGE IS ENCIRCLED BY THE BREATHTAKING HOWGILL FELS, OFFERING MAGNIFICENT SCENERY FOR AVID HILL WALKERS. CUMBRIA'S RENOWNED TEBAY SERVICES, MANAGED BY WESTMORLAND LTD, ARE FAMILY-RUN MOTORWAY SERVICES FOUND ON BOTH THE NORTH AND SOUTHBOUND CARRIAGEWAYS OF THE M6 MOTORWAY, JUST NORTH OF JUNCTION 38. THESE SERVICES ARE CELEBRATED FOR THEIR EXCEPTIONAL HOMEMADE FOOD, AMIABLE STAFF, AND PRIZE-WINNING FARM SHOPS.

WITHIN THE VILLAGE STANDS THE 500-YEAR-OLD COACHING INN KNOWN AS THE CROSS KEYS, BESIDE THE RIVER LUNE, WHICH PROVIDES FAVORED SPOTS FOR TROUT AND SALMON FISHING. THERE IS ALSO A MEDIEVAL MOTTE AND BAILEY CASTLE CALLED CASTLE HOWE, HISTORICALLY USED AS A FORTIFICATION TO INTERCEPT ENEMIES TRAVERSING THE LUNE GORGE. WITHIN THE LOCAL AREA YOU CAN ALSO FINE A WEEKLY SATURDAY MARKET IN ORTON AND YOU CAN FIND OPEN AIR SWIMMING IN SHAP, FOR THOSE WHO ARE OUTDOOR ENTHUSIASTS OR LOOKING FOR SOME FAMILY ACTIVITIES.

MOREOVER, TEBAY HOLDS ITS ANNUAL ELEPHANT FESTIVAL IN JULY. ALTHOUGH IT DOES NOT FEATURE REAL ELEPHANTS, IT IS A VIBRANT COMMUNITY CELEBRATION.

THE LOCAL PRIMARY SCHOOL IS RATED AS A 'GOOD PROVIDER' AND IS CHERISHED BY THE COMMUNITY.

THE TRANSPORT LINKS ARE EXCELLENT, WITH JUNCTION 38 BEING JUST A SHORT DRIVE AWAY.

# Tebay Village





PARKING



GARAGE



GARDEN



THE GARDENS OF TOWNHEAD COTTAGE ARE EXPANSIVE, FEATURING A LARGE LAWNED AREA TO THE SIDE OF THE PROPERTY WITH A RAISED SEATING AREA THAT IS PERFECT FOR ENTERTAINING GUESTS OR SIMPLY ENJOYING THE BEAUTIFUL CUMBRIAN SUNSHINE.

THE PARKING IS AMPLE AND EASILY ACCESSIBLE.

A RIGHT OF ACCESS LEADS TO THE REAR OF THE GARDENS, WHERE THERE IS A GREENHOUSE, TWO LARGE LOCKABLE SHEDS, AND A DOUBLE GARAGE EQUIPPED WITH POWER AND LIGHT.

ADJACENT TO THE SUNROOM ENTRANCE, A SECURE PET AREA HAS BEEN ESTABLISHED. THE GARDEN HAS BEEN THOUGHTFULLY PLANTED AND IS IDEAL FOR THOSE WITH HOUSE CATS OR FOR KEEPING DOGS AWAY FROM THE LAWNED AREA.



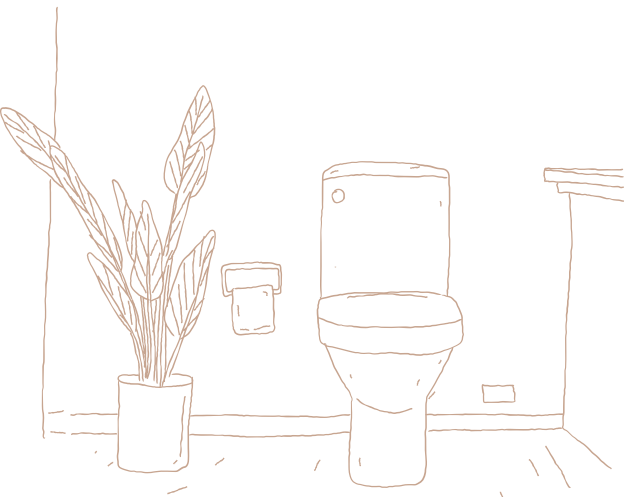


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# WHERE CAN I FIND...



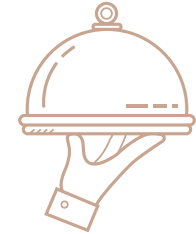
The Closest School?

Tebay Primary School is located just 0.7 miles away.



The Local Shop?

Tebay Farm Shop is just 2.0 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The George Hotel and it's delicious menu awaits you, only 2.1 miles away.



Somewhere Nice to Walk the Dog?

A Scenic Walk along the river lune is accessed right on your doorstep!



A Refreshing Pint?

The Cross Keys Inn is just 0.6 miles round the corner, you could be back home in under 5 minutes!

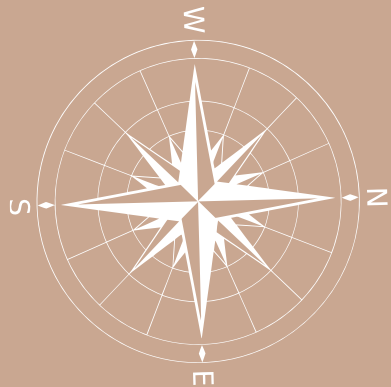
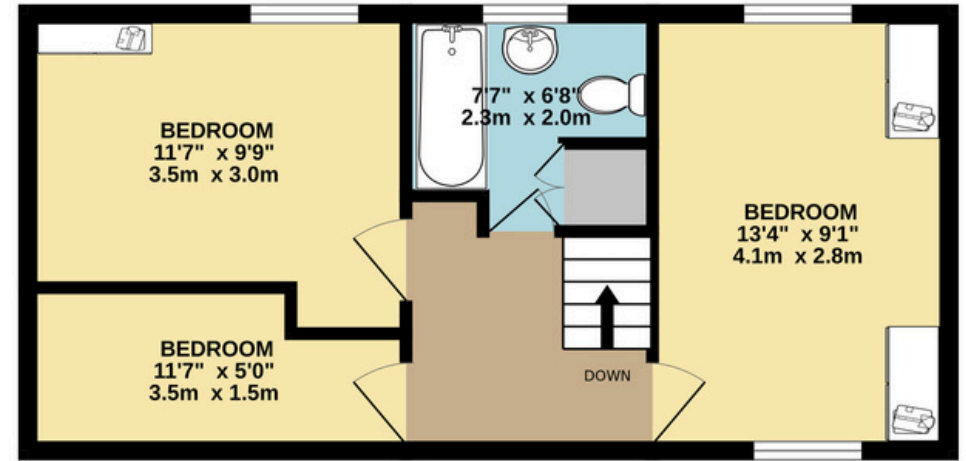
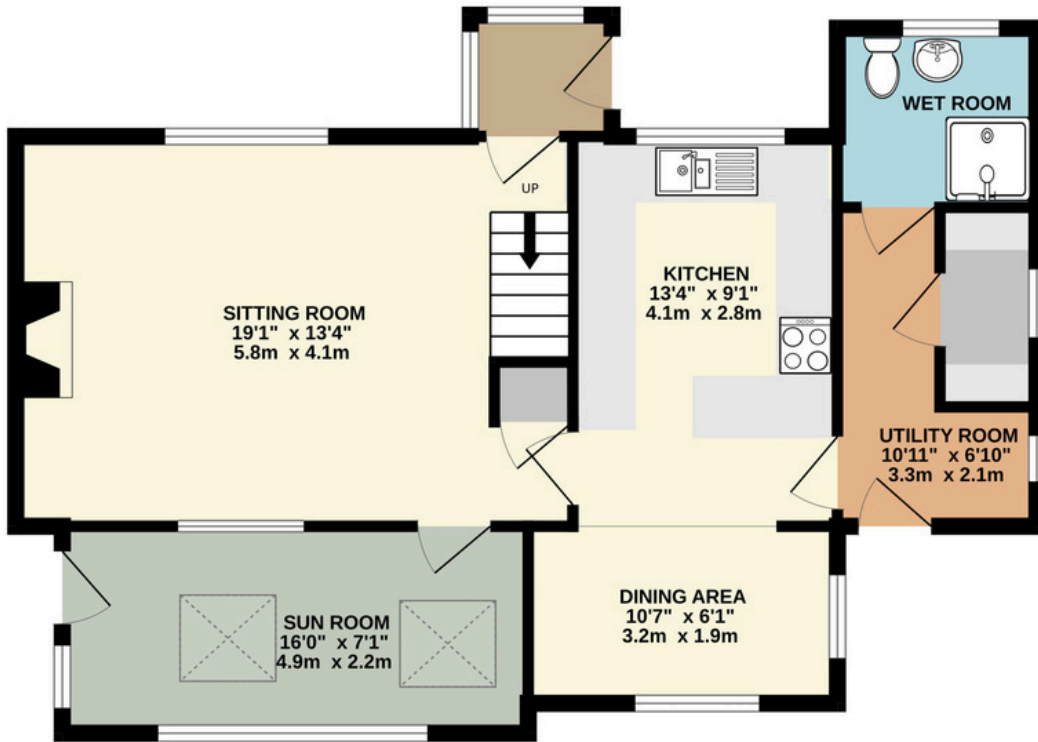


Your Local Property Experts?

Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days!







Total Floor Area: 1062 sq.ft ( 98.7 sq.m) 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.





Townhead Cottage, Old Tebay, Penrith, CA10 3ST



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**lunevalley**  
**ESTATES.**

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