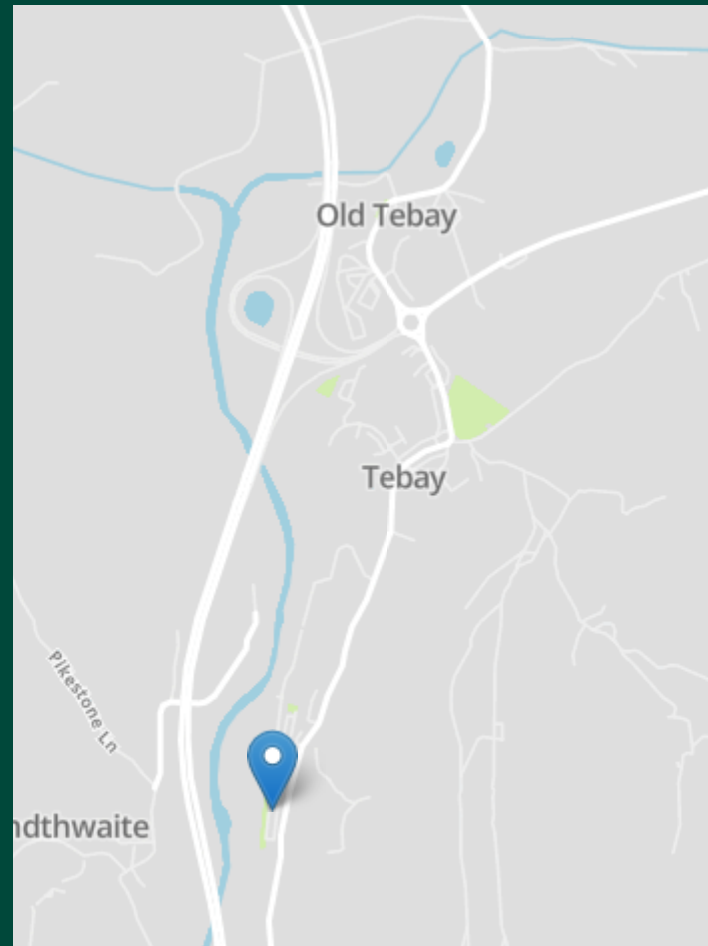


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>88</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Floor 0**

- Living Room: 11'11" x 11'11" (3.39 x 3.64 m)
- Kitchen: 11'11" x 13'8" (3.64 x 4.17 m)
- Hallway: 3'4" x 3'1" (1.04 x 0.94 m)
- Laundry Room: 3'2" x 3'5" (0.99 x 1.06 m)

Approximate total area\*

679.85 ft<sup>2</sup>  
63.16 m<sup>2</sup>

(\*) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Floor 1**

- Bedroom: 11'11" x 11'11" (3.40 x 3.65 m)
- Bedroom: 11'8" x 8'5" (3.56 x 2.57 m)
- Bathroom: 8'8" x 6'5" (2.65 x 1.96 m)
- Landing: 2'9" x 6'4" (0.86 x 1.95 m)



## 28 Whinfell Terrace, Tebay, Penrith, Cumbria, CA10 3XL

- Mid terrace house
- Driveway parking
- Council Tax: Band A
- 2 bedrooms
- Rear courtyard
- EPC rating E
- Modern interior
- Tenure: freehold

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## LOCATION

Tebay is a popular village, pleasantly located at the head of the Lune Gorge and now close to the new boundary of the Yorkshire Dales National Park. The village has a doctors surgery, post office, primary school, public house and the service station provides basic food provisions. It has excellent communications via Junction 38 of the M6 and the A685 via the market town of Kirkby Stephen to the A66 trans Pennine route. It is surrounded by fine countryside and is close to the upper waters of the river Lune.

## PROPERTY DESCRIPTION

28 Whinfell Terrace is a charming, mid terraced property located on the edge of the ever popular village of Tebay. Internally the property has undergone some substantial renovations and redecorations sympathetic to the age and style of the property, specifically in the lounge and kitchen. Internally, accommodation briefly comprises lounge, kitchen/diner and pantry/rear porch to the ground floor, with two double bedrooms (one with walk-in storage cupboard) and a bathroom to the first floor. Externally, the property has parking for two cars, a front garden with patio and Astro turf, rear enclosed courtyard with wood store, external outhouse for additional storage and across the rear lane, a banked area of land which could easily be landscaped to provide a terraced garden. The property further benefits from its convenient position, being within a short walk from the village and its amenities and enjoying easy access to the M6 and nearby town of Kendal, as well as the Howgill fells and the Lake District National Park.

## ACCOMMODATION

### Entrance Hallway

Accessed via UPVC front door with glazed insert. With stairs to the first floor and door into the lounge.

### Lounge

3.66m x 3.47m (12' 0" x 11' 5") A front aspect reception room with stone built open fireplace, housing an inset log burning stove on a tiled hearth with wood mantel, TV and telephone points, two radiators and access into the kitchen/diner.

### Kitchen/Diner

4.18m x 3.65m (13' 9" x 12' 0") Fitted with a range of modern shaker style base units with complementary oak work surfacing, comprising 1.5 bowl ceramic sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob over, space for freestanding fridge freezer and plumbing and space for under counter washing machine. Understairs storage cupboard, radiator, wood laminate flooring, rear aspect window and door to the rear porch/pantry.

### Rear Porch/Pantry

Walk in, shelved pantry, with plumbing for washing machine, radiator and part glazed UPVC door giving access out to the rear yard.

## FIRST FLOOR

### Landing

With loft access hatch, wood laminate flooring and doors giving access to the first floor rooms.

### Bedroom 1

3.65m x 3.48m (12' 0" x 11' 5") A generous front aspect double bedroom with radiator and walk in storage cupboard.

### Bedroom 2

3.64m x 2.43m (11' 11" x 8' 0") A rear aspect double bedroom with radiator.

### Bathroom

Fitted with a three piece suite comprising bath with mains shower over and shower screen, wash hand basin and WC. Part tiled walls, built in airing cupboard, radiator and obscured rear aspect window.

## EXTERNALLY

### Parking

To the front of the property there is a gravelled parking space for two vehicles and a lower patio area with Astro turf.

### Courtyard Garden

To the rear is a large enclosed courtyard garden with a log store and a good sized outbuilding providing additional storage space. Behind the courtyard is an access lane to the rear of the properties, and beyond that there is a raised banked area which could be landscaped as a terraced garden if desired.

## 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; Emma Harrison Financial Services - 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 and drainage. Double glazing installed. Air Source Heat Pump and solar panels have been installed. Please note the mention of any appliances and/or 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 Kirkby Stephen take the A685, continue for approx. 12 miles and turn left into Tebay. Proceed through the village for about a mile then turn right just before the Barnaby Rudge. Proceed down the hill, take the second turning on the left and Whinfell Terrace is the second terrace of houses, with number 28 almost at the end on the left hand side.

