

PFK

Old Orchard, Bank Top Courtyard, Lazonby, Penrith, Cumbria CA10 1AQ

Guide Price: £575,000





PEK

LOCATION

Old Orchard is situated in an elevated position within the desirable village of Lazonby which lies just over 7 miles north east of Penrith and around 14 miles south east of Carlisle. The village offers a good range of amenities including primary school, local shop/store and outdoor swimming pool. For those wishing to commute, the M6 is easily accessed at Junction 41, there is a railway station on the scenic Settle to Carlisle line in the village itself, with mainline railway stations in both Penrith and Carlisle and the Lake District National Park also within easy reach.

PROPERTY DESCRIPTION

With versatile accommodation and generously proportioned rooms, this 4 bedroomed, 2 bathroom property, is complemented by the additional reception room/annexe which can be used for a multitude of purposes, an expansive garden, detached single garage, parking and a pathway leading into the middle of Lazonby, providing easy access to amenities.

Constructed c2000, there is a delightful mix of character sympathetically incorporated, whilst enjoying modern facilities. This excellent property would cater to a range of lifestyles and offers space both internally and externally, with rooms that include a beautiful living room with multi fuel stove in a substantial inglenook fireplace, kitchen with dining/living area and a dual fuel Aga, useful utility with modern shower/wet room and annexe/additional reception room with patio doors to the garden and ideal for use as an office, snug or bedroom 5. To the first floor there are four bedrooms, one with ensuite WC, (plumbing installed for a shower), a 4 piece family bathroom, and excellent shelved cupboard.

Externally there is a detached single garage, large lawned garden which sits to the front of the property and patio garden with established flower beds to the rear. A discreet, yet convenient pathway leads directly from the property into the middle of Lazonby.

ACCOMMODATION

Entrance Hall

An undercover stone entrance porch gives access to the part glazed front door which leads into a generous and welcoming hallway. With beam to the ceiling, stairs to the first floor with large understairs cupboard, inset ceiling spotlights, radiator and doors leading to the living room and the kitchen.

Kitchen/Dining/Living

6.99m x 4.96m (22' 11" x 16' 3") A beautiful triple aspect room, very much the heart of the home, with patio doors leading out to the rear garden. Fitted with an excellent range of base units with complementary granite work surfacing and upstands, incorporating double Belfast sink with mixer tap. Integrated open shelving and appliances including dishwasher and fridge freezer, large Aga (part electric/part oil fired) with granite splashback, and ample space for both lounge and dining furniture. Beams to the ceiling, wood lintels and recessed ceiling spotlights, engineered oak flooring and door leading to the rear hallway.

Rear Hallway

Opening up into the annexe/second reception room and with doors giving access to the utility room and to the rear porch with cloaks area, tiled flooring with underfloor heating, side aspect window and door leading out to the rear garden.

Utility Room

1.90m x 3.17m (6' 3" x 10' 5") With fitted cupboards and worksurfacing incorporating stainless steel sink and drainer unit with mixer tap and splashbacks. With plumbing for washing machine and tumble dryer, fitted hanging rails and storage space, and housing the oil fired central heating boiler and the hot water cylinder. Loft access hatch, inset ceiling spotlights, tiled flooring, front aspect window and opening through into the fully tiled shower/wetroom.

Shower Room/Wetroom

1.85m x 2.09m (6' 1" x 6' 10") Fitted with a shower, WC and wash hand basin set on a vanity unit. Fully tiled walls and flooring, heated towel rail, inset ceiling spotlights and front aspect window.

Annexe/Second Reception Room

4.9m x 2.9m (16' 1" x 9' 6") A dual aspect room with patio doors leading out to the front garden. With attractive Morso multifuel stove on a granite hearth, wood flooring, radiator, Velux window and recessed ceiling spotlights. A versatile space, this room could also be utilised as an office/snug/library or could also be used as an additional fifth bedroom.

Living Room

6.98m x 4.98m (22' 11" x 16' 4") (max measurements) A generous reception room with triple aspect windows allowing an abundance of light into the room. With an attractive, sandstone inglenook fireplace housing a Morso multifuel stove, exposed beams, two radiators and recessed ceiling spotlights with additional sconce wall lighting.

FIRST FLOOR LANDING

With feature rear aspect window at half landing level, loft access hatch, inset ceiling spotlights and doors leading to a generous shelved cupboard and to the first floor rooms.

Principal Bedroom

4.79m x 3.87m (15' 9" x 12' 8") (max measurements) A generous, dual aspect double bedroom enjoying attractive views. With recessed ceiling spotlights, radiator and door to the ensuite WC.

Ensuite WC

Currently fitted with WC and wash hand basin set on a vanity unit, but there is space and plumbing in place for the installation of a shower or bath if required. Heated towel rail, engineered oak flooring, recessed ceiling spotlights and side aspect window.

Bedroom 3

4.98m x 3.43m (16' 4" x 11' 3") A rear aspect double bedroom with radiator.

Bedroom 2

4.98m x 3.43m (16' 4" x 11' 3") A front aspect double bedroom with radiator and enjoying lovely views.

Bedroom 4/Office

2.3m x 3.06m (7' 7" x 10' 0") A front aspect room with radiator, previously utilised as a bedroom, but currently in use as an office.

Family Bathroom

Fitted with an attractive four piece suite comprising WC, freestanding slipper bath with wall mounted central mixer tap, wash hand basin set on a vanity unit and panelled shower cubicle with rainfall shower. Part panelled walls and engineered oak flooring, heated towel rail, extractor fan, recessed ceiling spotlights and rear aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad driveway parking leading to the detached garage and a substantial lawned garden with established hedgerow, floral borders and summerhouse. To the rear, there is a flagged patio garden with a generous seating area, and an array of colourful flower beds. The rear garden also benefits from a coal bunker, wood store and a footpath leading directly from the property down into the centre of the village.

Garage

Detached single garage with up and over door.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is C.

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 : Naphthens 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

Main electricity, water & drainage. Oil fired central heating and double glazing installed throughout. The Aga in the kitchen is part electric and part oil fired. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

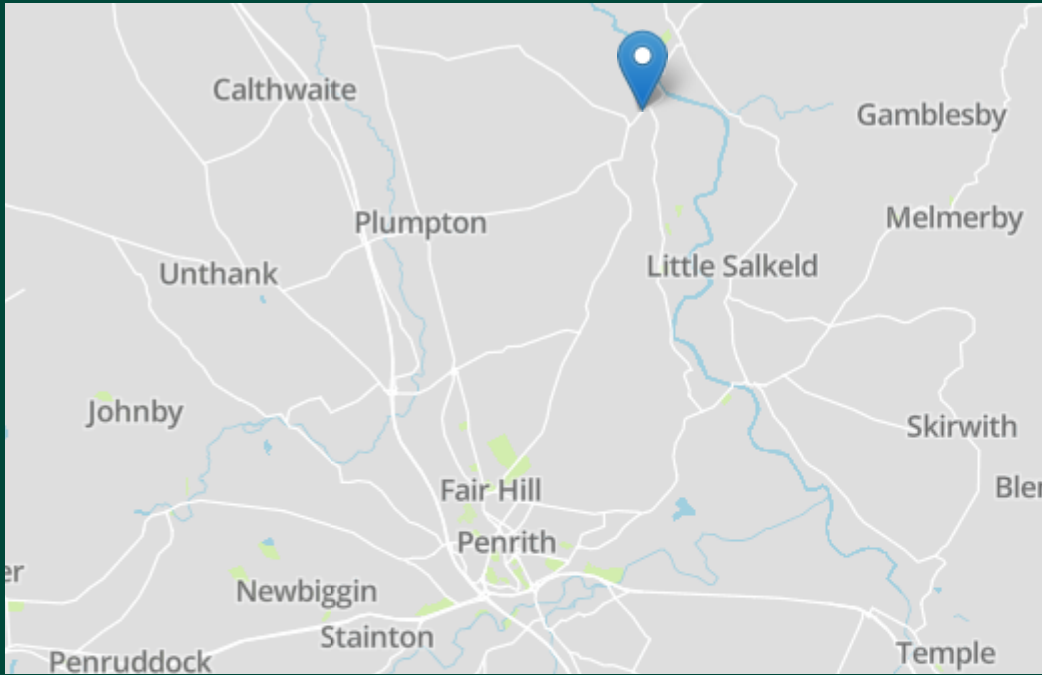
Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.


Directions: What3Words - Front Door - handsets.less.whirlpool

From Penrith take the A6 heading north towards Carlisle and turn right at Plumpton, where signed for Lazonby. Once in Lazonby, proceed through the village, past the fire station and take the left turn towards the railway station. Take the next left and follow this road through to Seat Hill, continuing up the hill and the property can be found on the left hand side.

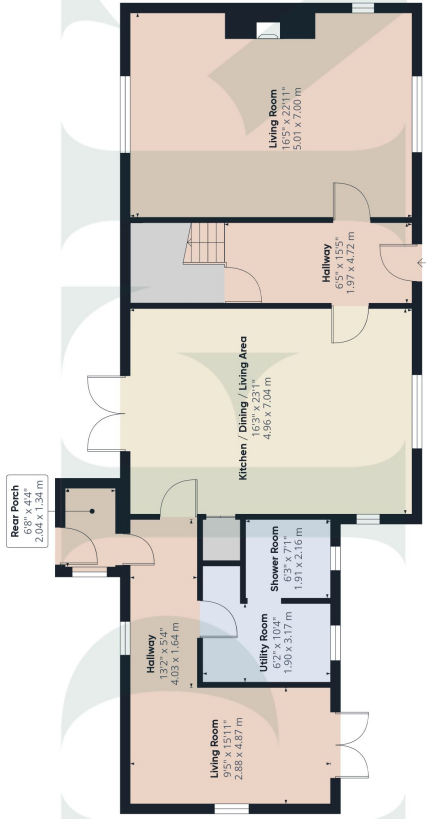




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate total area:
2112.76 sq ft
196.28 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more detailed information, please refer to the floor plan or for illustrative purposes only.

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