

PFK

9 Seat Hill, Lazonby, Penrith, Cumbria CA10 1BD

Guide Price: £450,000





PERK

LOCATION

Lazonby lies just over 7 miles north east of Penrith and around 14 miles south east of Carlisle. It offers a range of amenities including a primary school, Co-op store and a popular 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 - Carlisle line in the village itself, with mainline railway stations in both Penrith and Carlisle and the Lake District National Park is also within easy reach.

PROPERTY DESCRIPTION

Detached 4 bed family home located in an elevated corner plot position within the popular rural village of Lazonby enjoying views over the surrounding, open countryside.

The property briefly comprises entrance hall, light living room with wood burning stove, open plan modern kitchen and dining room, utility room, inner hallway with access to the integral garage and cloakroom/WC to the ground floor. To the first floor are four bedrooms (with the principal room benefitting from an ensuite shower room) and a three piece family bathroom. Externally, a large driveway provides offroad parking for three vehicles, with a private garden to the rear, mainly laid to lawn with patio area and mature shrubs and perennials. The property also benefits from solar panels attached to the garage roof.

Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

Entrance Hallway

Accessed via part glazed UPVC door with part glazed panels to either side. A generous hallway with decorative coving, stairs to the first floor with understairs storage area, storage cupboard with coat pegs, radiator and glazed doors to ground floor rooms.

Living Room

5.98m x 3.87m (19' 7" x 12' 8") A bright, dual aspect reception room with window to the front and French doors leading out to the rear garden. Decorative coving, recessed, feature wood burning stove on a slate hearth, radiator and wall mounted lighting.

Kitchen/Dining Room

3.83m x 6.53m (12' 7" x 21' 5") A large dining kitchen with rear aspect windows overlooking the garden.

The kitchen area is fitted with a range of wall and base units with complementary wood work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances including Bosch five burner gas hob with glass splashback and stainless steel extractor over, separate eye level double oven, dishwasher and fridge freezer. Matching breakfast bar, decorative coving and inset ceiling spotlights.

The dining area has decorative coving, radiator and ample space for an eight person dining table.

Utility Room

2.10m x 2.09m (6' 11" x 6' 10") A side aspect room, fitted with wall and base units, similar to the kitchen with complementary wood work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine and tumble dryer, radiator, decorative coving and inset ceiling spotlights.

Rear Hallway

1.75m x 1.52m (5' 9" x 5' 0") With decorative coving, wall mounted shelving, radiator, door to the integral garage and part glazed door out to the rear garden.

Cloakroom/WC

1.76m x 0.98m (5' 9" x 3' 3") Fitted with WC and wash hand basin, decorative coving, mirror fronted wall cabinet, radiator, loft access hatch and extractor fan.

FIRST FLOOR LANDING

2.20m x 3.97m (7' 3" x 13' 0") With built in airing cupboard housing the hot water cylinder, decorative coving, loft access hatch, front aspect window and doors to first floor rooms.

Bedroom 1 - Principal Bedroom

3.91m x 3.39m (12' 10" x 11' 1") A rear aspect double bedroom with decorative coving, radiator and door to ensuite.

Ensuite Shower Room

1.97m x 1.55m (6' 6" x 5' 1") Fitted with a three piece suite comprising panelled shower cubicle with mains shower, WC and pedestal wash hand basin. Decorative coving, vertical heated chrome towel rail, shaver socket, extractor fan and obscured side aspect window.

Bedroom 2

2.90m x 2.77m (9' 6" x 9' 1") A rear aspect double bedroom with decorative coving and radiator.

Bedroom 3

3.59m x 4.18m (11' 9" x 13' 9") A rear aspect double bedroom with decorative coving and radiator.

Bedroom 4

2.31m x 2.90m (7' 7" x 9' 6") A front aspect single bedroom with decorative coving and radiator.

Family Bathroom

1.97m x 2.36m (6' 6" x 7' 9") Fitted with a three piece suite comprising P shaped bath with mains shower over, concealed cistern WC and wash hand basin in a vanity unit. Part panelled walls, mirror fronted cabinet, vertical heated chrome towel rail, and obscured front aspect window.

EXTERNALLY

Gardens and Parking

To the front of the property, there is ample offroad parking for three vehicles and a lawned area, with gated access to either side leading to the rear. The rear garden has a paved patio area with steps leading up to a raised area, mainly laid to lawn with mature shrub borders and perennials and enjoying views over open countryside.

Integral Garage

5.77m x 5.72m (18' 11" x 18' 9") Double garage with up and over doors, power and lighting. Wall mounted shelving, Worcester central heating boiler, oil tank and side aspect window.

ADDITIONAL INFORMATION

Tenure & EPC

The Tenure is freehold.
The EPC rating is D.

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

Mains electricity, water and drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. 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.

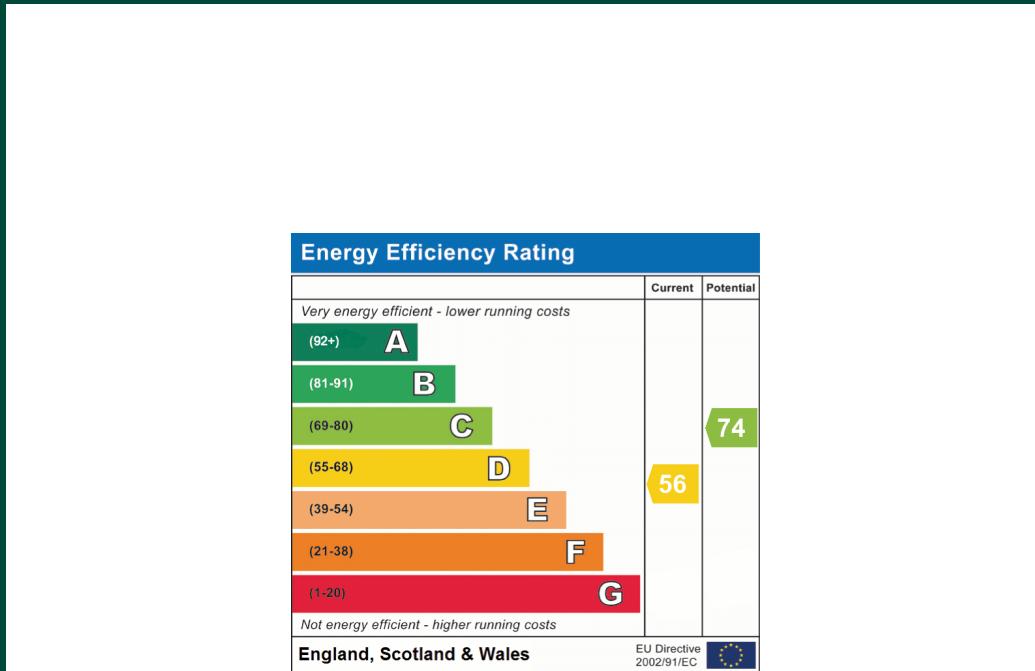
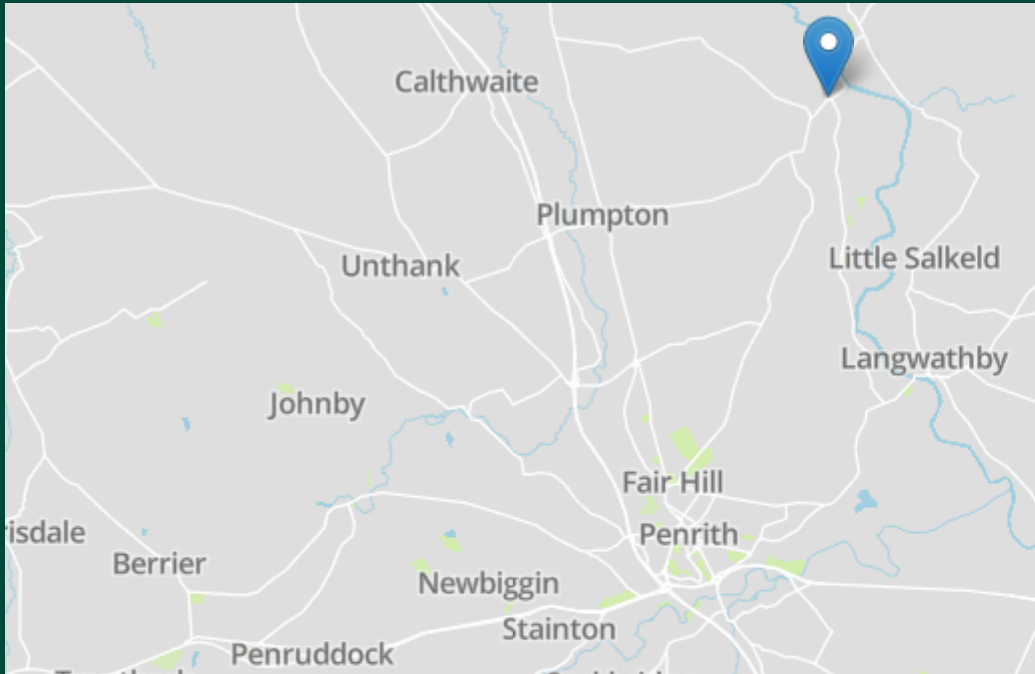
Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: 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, continue up the hill and take a right hand turn where the property can be found in a corner plot on the left hand side.

[what3words///grounded.bleaker.regrowth](https://www.what3words.com/grounded.bleaker.regrowth)







Approximate total area⁽¹⁾
1747.21 ft²
162.32 m²

Reduced headroom
14.68 ft²
1.36 m²



Floor 0



Floor 1

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

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.

GIRAFFE360