

PFK

Rose Bank, Lazonby, Penrith, Cumbria CA10 1AJ

Guide Price: £475,000





PERK

LOCATION

Rose Bank is situated 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, and mainline railway stations in both Penrith and Carlisle. The Lake District National Park is also within easy reach.

PROPERTY DESCRIPTION

An opportunity to acquire a handsome, sandstone built, four bedroomed, detached property, providing generously proportioned accommodation together with useful outbuildings and a most glorious garden to the rear.

If you are looking for a property which has been very well-maintained throughout, with spacious accommodation, a layout that caters well to modern family living, and outhouses that provide excellent workshops, storage and an outside WC, coupled with a garden which facilitates a self-sufficient lifestyle whilst taking you on a journey through nature, then this is most certainly a home for you!

With a layout over three floors and accommodation which is extremely versatile, this wonderful property briefly comprises an entrance porch which also acts as a delightful sun room, a beautiful dining room, two further reception rooms - one to the front with a wood burning stove, and one to the rear with an original oven/range - sourced from Lazonby itself, a superb kitchen/diner and rear porch which connects to the utility and pantry area along with a useful room which would lend itself as an office or snug and over looks the rear garden.

To the first floor there are four double bedrooms, all generous in size, a lovely family bathroom and fitted stairs which lead to a substantial attic area with Velux windows and beams.

The property is further complemented by both the front and rear gardens and driveway parking. The front garden is well planned combination of low maintenance features, whilst the rear garden is a delight to experience and extends to accommodate a greenhouse, pond, an abundance of flower beds, raised vegetable beds, fruit trees and sizeable lawn at the top.

ACCOMMODATION

Entrance Porch/Sunroom

3.0m x 2.19m (9' 10" x 7' 2") Of stone construction with low level wall, UPVC windows and door, radiator and laminate flooring. Original opening with sandstone door surround into:-

Dining Room

4.86m x 3.81m (15' 11" x 12' 6") A beautiful, front aspect room with ample space for substantial dining furniture. Gas fire set in stone surround, radiator, carpeting and doors to the inner hallway and living room.

Living Room

3.78m x 3.91m (12' 5" x 12' 10") Front aspect, reception room with wood burning stove set on tiled hearth with wooden lintel over. Radiator and carpeting.

Inner Hallway

Stairs to first floor accommodation with wall panelling on the staircase, superb under stairs cupboard - which can also be accessed from the second reception room/office, and doors to reception room 2 and to the Kitchen/Diner.

Reception Room 2/Office

3.80m x 3.12m (12' 6" x 10' 3") Bright room with front aspect sash window and fully glazed door giving access to the rear garden, versatile in its use and currently used as a snug/office space. Panelling to one wall, meat hooks and a fabulous 'J Richardson of Lazonby' range complete with original metalwork including hanging attachments and bread oven - a fine example of a range of this nature. Built in cupboards with panelled recess and lower level door providing access to the under stairs cupboard.

Kitchen/Diner

3.72m x 3.8m (12' 2" x 12' 6") A welcoming kitchen fitted with an excellent range of wall and base units with complementary work surfacing, tiled splash backs and 1.5-bowl stainless steel sink/drainer unit with mixer tap. A solid fuel Rayburn with warming oven sits proud within a tiled recess and a Canon LPG range cooker with splash back and extractor fan above, provides six gas hobs with electric ovens beneath - including standard and fan ovens, warming oven and grill. Integrated, under counter fridge, ample electric points and tiled flooring. Character on display includes meat hooks, and a shelved recess which is ideal for cookery books and spices. Rear aspect sash window, upper level internal window to the stairs and wooden glazed door into the rear porch.

Rear Porch

1.08m x 2.84m (3' 7" x 9' 4") With low level wall and uPVC windows. Door providing access to the garden, further latched door into the utility/pantry and tiled flooring.

Utility Room/Pantry

A superb space fitted with an excellent range of wooden wall and base units with complementary worktop, tiled splash backs and stainless steel sink/drainer unit with mixer tap. Window to side aspect, space/power/plumbing for dishwasher, washing machine and fridge freezer, and housing for the boiler. Access to Pantry - with stone and wood shelving, cloaks area and door into:-

Office/Snug

1.96m x 2.12m (6' 5" x 6' 11") A versatile room with rear aspect window, extractor fan and laminate flooring.

FIRST FLOOR

Landing

With window at half landing level offering lovely outlook over the garden. The main landing has access to four substantial bedrooms, the family bathroom and, via one of the bedrooms, stairs to the attic room.

Bedroom 1

2.92m x 3.8m (9' 7" x 12' 6") Front aspect, double bedroom with carpeting and radiator.

Bedroom 2/Games Room

4.0m x 3.77m (13' 1" x 12' 4") Front aspect, double bedroom - currently used as an excellent games room. Sash window, carpeting and radiator.

Bedroom 3

3.05m x 3.79m (10' 0" x 12' 5") Double bedroom with rear aspect, sash window, carpeting and radiator.

Bedroom 4

3.87m x 2.91m (12' 8" x 9' 7") Rear aspect, double bedroom with excellent under stairs storage, wardrobes, cupboards, carpeting, radiator and stairs providing access to the attic.

Family Bathroom

Partly tiled bathroom with part obscured window, radiator (heated by the Rayburn), vinyl flooring and three piece suite comprising bath with electric shower over, WC and wash hand basin. Corner, shelved airing/storage cupboard.

Attic Room

An incredible space with open beams and Velux windows to front and rear. It is carpeted but we understand this room has not been certified to pass current building regulations.

EXTERNALLY

Parking

There is ample parking available on the driveway at the front of the property.

Garden

The property occupies a substantial plot and enjoys extensive, well maintained gardens. To the front is a lovely combination of flagged patio area with established trees and flower bed borders, which flank the driveway parking.

The rear garden is delightful; well stocked with an array of trees, shrubs and flowers, all well placed throughout the garden to fill it with an array of colour throughout the year and encourage wildlife. Features include a pond with waterfall, substantial greenhouse, raised vegetable beds - which cater well toward a self-sufficient lifestyle, and pathways which meander up to the top of the garden where you will find a good sized lawn, and fruit trees/bushes - including apple, plum, raspberries, blackcurrants, gooseberries, blueberries and rhubarb. Useful garden shed.

Outbuildings

Gated access to the rear where you will find a range of outbuildings including:-

Outhouse 1 - with original cast iron fireplace and which we understand was originally the wash house for the property. Electric supply and water tap.

Coal Shed 1 - former coal house, currently used for storage. Electric supply.

Coal Shed 2 - houses the coal bunker.

WC - formerly two privies, one of which still houses a WC; the other is now used as a wood store.

ADDITIONAL INFORMATION

Tenure

Freehold.

Tree Preservation Order

Please note: we understand the large sycamore tree is the subject of a tree preservation order.

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

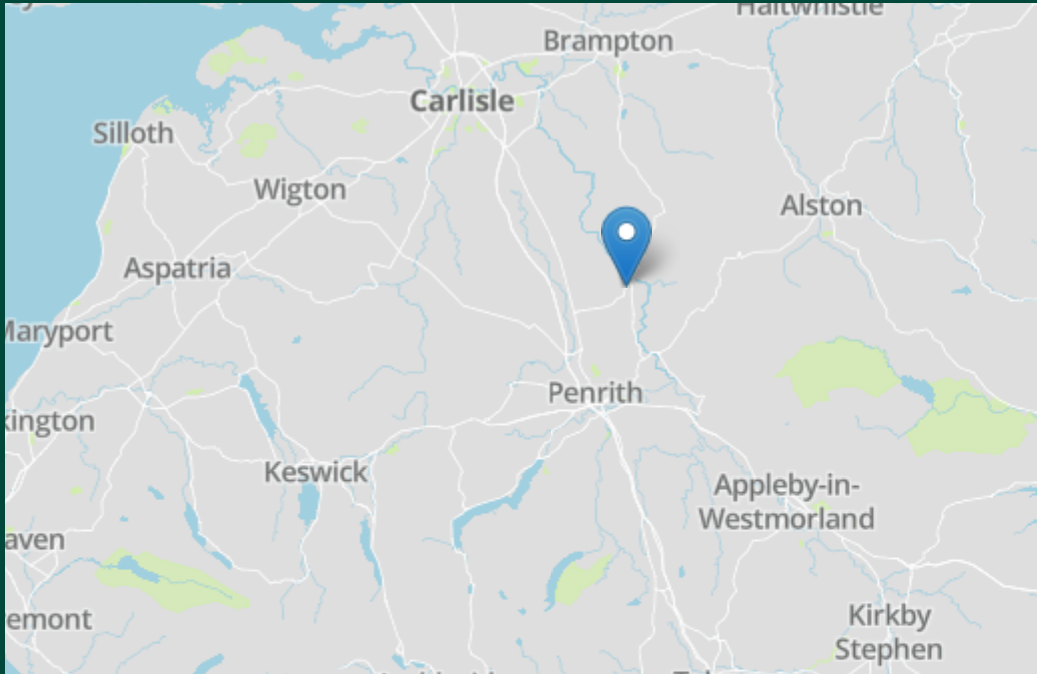
Mains electricity, water & drainage; oil-fired central heating supplemented by solid fuel Aga which supplies hot water and serves the bathroom radiator; LPG cylinders supply the kitchen range; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A6 northward toward Carlisle and at Plumpton take the right turn signposted for Lazonby. Upon entering Lazonby, proceed into the village, past Scarrow Lane (which is signposted to Carlisle) and the property can be found, set back off the road, on the left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F		28 F



Approximate total area⁽¹⁾
2,492.3 ft²
230,611 m²

Reduced headroom
250,662 ft²
23,238 m²



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1



Floor 2 Building 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 for plan only for illustrative purposes only.

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