



Tonnan Bob Lonnen, Tirril, CA10 2JZ

Guide price £575,000





Tonnan Bob Lonnen

Tirril, CA10 2JZ

- Detached Bungalow with views to the Lakeland Fells
- Three double bedrooms
- Spacious driveway and detached garage
- Excellent transport links
- Located between Yanwath and Tirril
- Fantastic garden and paddock
- On the fringe of the Lake District National Park

Welcome to Tonnan, this fantastic three bedroom bungalow is found between the popular villages of Yanwath and Tirril on the fringes of The Lake District National Park. The property benefits from stunning views across the surrounding countryside and fells and briefly comprises of; a lounge, kitchen diner, three double bedrooms, study area, bathroom, utility, porch and w.c. Outside there is a detached garage, well maintained gardens and patio area, generous driveway and paddocks.

The property is convenient for Penrith, the M6 and the Lake District and it is walking distance from the village of Tirril, which has an inn, village shop and petrol station, village hall and a church.

Directions

From Penrith, head South on the A6, drive through Eamont Bridge and turn right at the mini roundabout, signposted to Tirril and Ullswater. Drive past Yanwath on towards Tirril. Bob Lonnen is located on the left before entering the village of Tirril and is found on the right, signposted Tonnan.

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Lounge 18'0" x 17'9" (5.49 x 5.43)

The lounge is bright and spacious, with triple aspect double glazed windows with views over the rear garden and surrounding countryside and door out to the patio. There is a gas stove fed by LPG gas with remote control, radiators and fitted carpet.

Kitchen Diner 13'11" x 17'9" (4.26 x 5.43)

The kitchen diner is double aspect, with fitted wooden cabinetry, tiled splashback, eye-level ovens, induction hob and extractor fan, space and plumbing for a dishwasher, laminate flooring in the kitchen area and a dining area with fitted carpet and radiator.

Entrance Hall

The entrance hall is spacious and allows access to the bathroom, w.c., utility, porch, kitchen diner, the second hallway and has two storage cupboards.

Utility 9'2" x 8'2" (2.81 x 2.49)

The utility room has fitted cabinetry, tiled splashback, space for a washer and dryer and under counter fridge, sink unit, laminate flooring, double glazed window and houses the boiler.

W.C.

The w.c. is just off the entrance hallway and has a w.c., basin, laminate floor and double glazed frosted window.

Porch 4'7" x 8'7" (1.40 x 2.62)

The porch is currently utilised as a boot room and houses a large fridge freezer, it is accessed via the main hallway or via an external side door. There is a fitted carpet, radiator and double glazed window.



Principal Bedroom

13'6" x 13'7" (4.13 x 4.15)

The principal bedroom is a comfortable double bedroom, it's bright and spacious with a double glazed window benefitting from stunning views across the rear garden and surrounding countryside, fitted wardrobes, fitted carpet and radiator.

Bedroom Two

13'8" x 9'3" (4.18 x 2.82)

Bedroom two is another comfortable double bedroom, double glazed window with views over the rear garden and surrounding countryside, fitted carpet and radiator.

Bedroom Three

8'9" x 11'8" (2.69 x 3.57)

Bedroom three is a comfortable double bedroom with double glazed window with views to the rear garden and surrounding countryside, fitted carpet and radiator.

Study

8'5" x 8'4" (2.59 x 2.56)

The study is part of the hallway to the lounge and principal bedroom and has ample space for a desk, fitted cupboards and window looking to the front lawn and driveway.

Hallway

The second hallway houses the study and allows access to the principal bedroom and lounge.

Bathroom

10'11" x 8'11" (3.33 x 2.72)

The bathroom is a generous size and dual aspect, the frosted double glazed windows bringing in plenty of natural light. There is a bath, basin, w.c., shower enclosure, part tiled walls, laminate flooring and heated towel rail.

Garage

15'6" x 20'6" (4.73 x 6.25)

The garage is spacious with a remote controlled garage door and an external door at the rear out into the rear garden, there are fitted shelves and windows to the side looking out over the garden.

Outside

Outside the property benefits from a large gravel driveway, comfortably parking up to six cars, and a detached garage. There are lawns to the front and a generous lawn to the rear with summerhouse and a raised patio area taking full advantage of the sunshine with a south westerly aspect and an outlook towards Tirril village and the Lakeland Fells beyond. There is a paddock to the rear and a smaller enclosed paddock to the right of the property.

Services & Additional Information

The property is connected to mains electricity, water, drainage is a septic tank and the property is heated with submerged LPG gas tank. The current owner has an agreement with a local farmer for sheep to use the paddock, which could possibly be continued with a new owner should they wish, there is a robot lawnmower programmed for the rear lawn which will be included in the sale of the property.

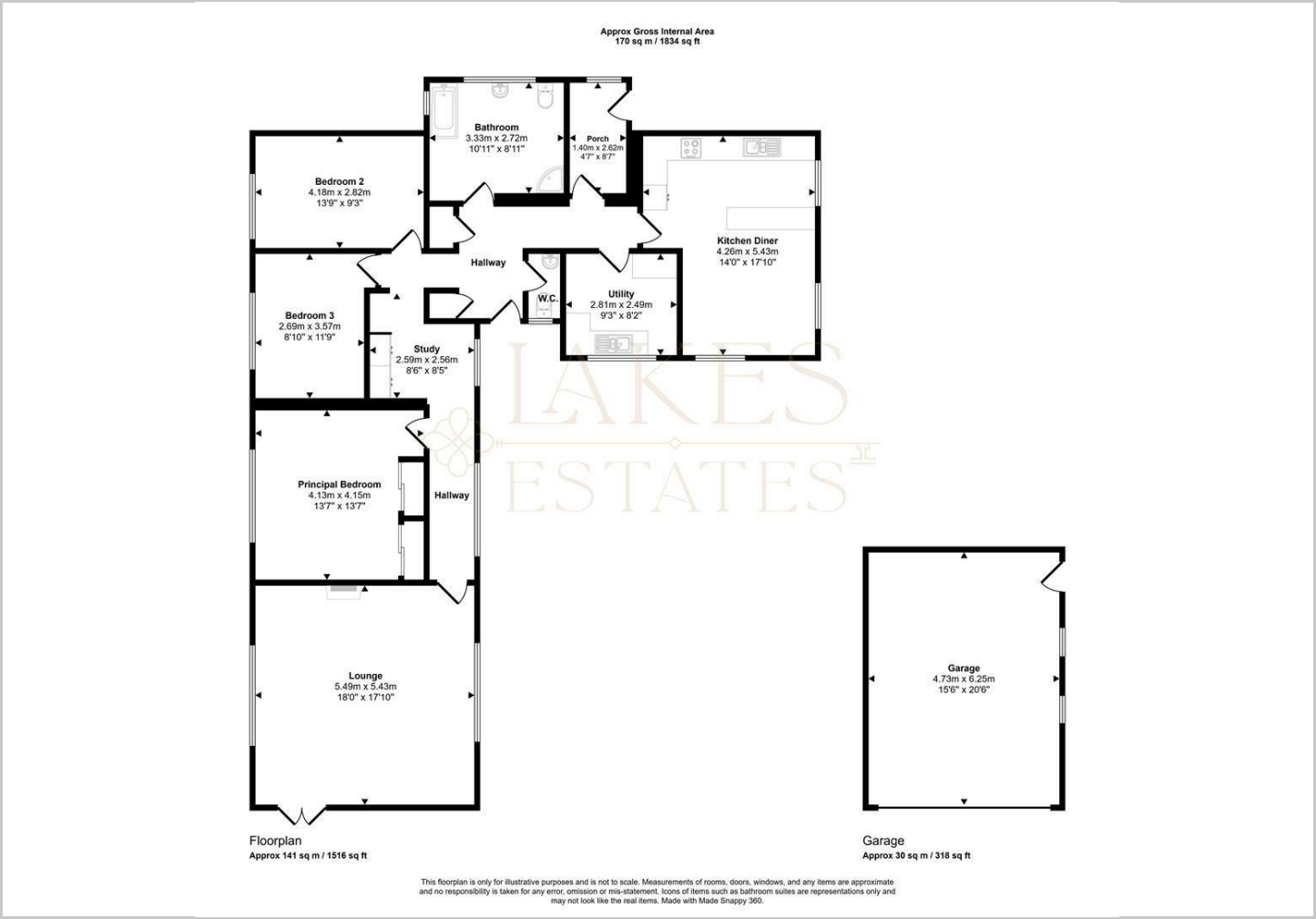
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Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

