



**Hayward
Tod**

Prime Investment Property - Six x 3 bed houses | 1-6 Eden Grove | Lazonby | Penrith | CA10 1BQ
Guide Price £1,200,000





Outstanding Investment Opportunity in the centre of a sought after village in the beautiful Eden Valley. Six adjoining 3 bed houses in large communal grounds with parking and stores. Current gross income £48,960 (4% return) with significant scope to improve. Handy for Lake District, Penrith, M6 and Carlisle.

ACCOMMODATION SUMMARY

The six independent properties have the following rooms - Entrance porch | Sitting Room | Kitchen/diner | Pantry | First floor landing | Front double bedroom one | Front double bedroom two | Rear double bedroom three | Bathroom | Use of communal lawned gardens | Excellent lock up store at the rear | Parking | Mains water and drainage | Electric heating | Double glazing | Council Tax Band - B | EPC rating - E | Freehold

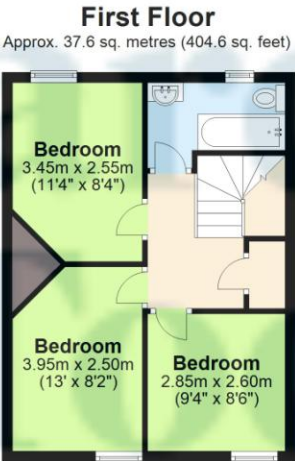
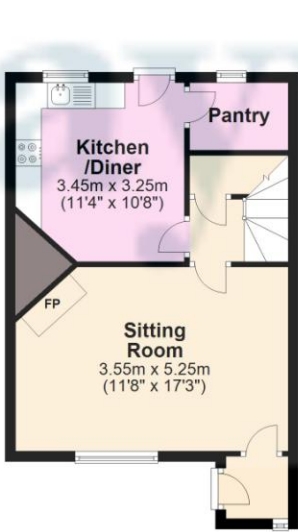
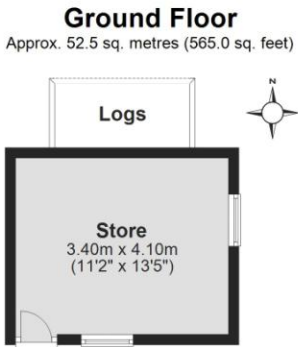
APPROXIMATE MILEAGES

Village shop 0.1 (3 minute walk) | Station on the Settle Line 0.2 | Kirkoswald 1.4 | A6 4 | M6 J41 South 6.9, J42 North 11.9 | Penrith Westcoast Mainline Station 7.5 | Carlisle Westcoast mainline station 15.3 | Lake District National Park - Pooley Bridge Ullswater 15.2, Keswick 26.4 | North Pennines AONB - Alston 15 | Newcastle International Airport 56.7

WHY LAZONBY?

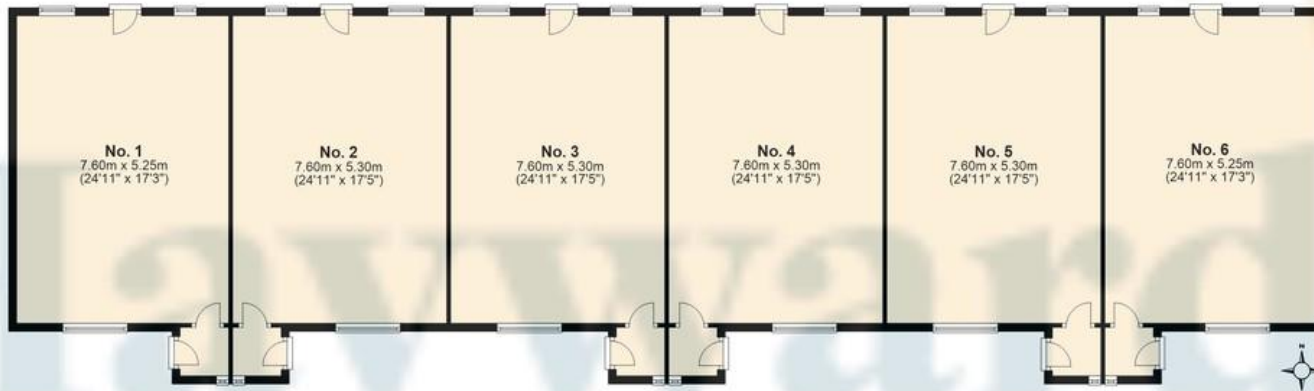
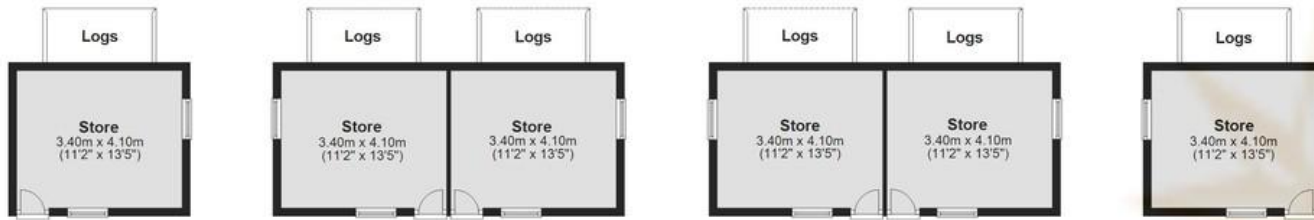
Pretty village in the Lower Eden Valley with a railway station on the famous 73 mile long Settle Line between Carlisle and Leeds. Thriving community and village hall along with an excellent range of amenities including an outdoor pool, Lakes & Dales Co-operative supermarket and post office, two pubs and C of E Primary School. Beautifully situated above the River Eden providing delightful riverside walks and access across a stone bridge to Kirkoswald just a mile away. Here there is a doctor's surgery, community store,

primary school and two pubs. Lazonby is well placed for exploring our region's areas of natural and historic interest including the Lake District, Scottish Borders and Hadrian's Wall a UNESCO World Heritage Site. Good communications provide easy access for the A6 and M6. Carlisle and Penrith provide excellent amenity and both have mainline stations with direct services to London Euston in around 3 hours 20 and 3 hours respectively.



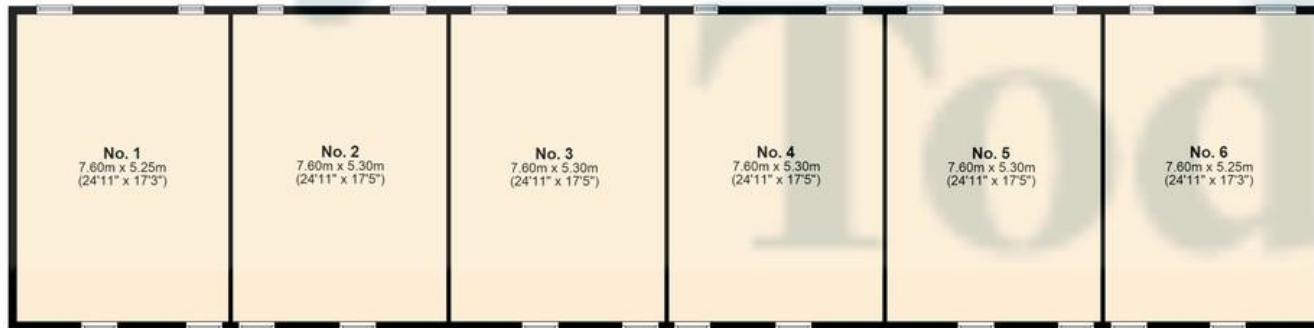
Ground Floor

Approx. 338.8 sq. metres (3646.7 sq. feet)



First Floor

Approx. 244.7 sq. metres (2634.1 sq. feet)



Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.