

**WILKES  
GREEN  
HILL**

Residential  
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Letting Agents

## **2 Bankside, Lazonby, Cumbria, CA10 1BN**



- **Stylish Modern Cottage**
- **Desirable Village Location in the Eden Valley**
- **Living Room + Integrated Kitchen + Utility Room**
- **2 Bedrooms, Bathroom + Shower Room**
- **Low Maintenance Garden to the Rear**
- **Off Road Parking Space + Large Store Room/Workshop**
- **Double Glazing + Oil Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

**Price £210,000**

In the heart of this desirable Eden Valley village, this modern and stylish cottage offers well appointed accommodation comprising: Hallway, Dining Kitchen with Integrated Appliances, Utility Room, Cloakroom/Shower Room all on the lower level and a Living Room, 2 Bedrooms and a Bathroom to the upper level. There is an Off Road Parking Space, access to a large under-croft storage and to the rear of the property there is an Enclosed Low Maintenance Garden. The property is fully Double Glazed and has Oil Central Heating.

### **Location**

From Penrith, head North from the town centre and up Scotland Road. Drive North on the A6, past the Stoneybeck Inn and continue on the A6 to Plumpton. In Plumpton, turn right, signposted to Lazonby. Follow the road into the village of Lazonby and drive down the hill, Bankside is a short row of 3 houses on the left, number 2 being the centre house

### **Amenities**

Lazonby is a popular village in the delightful Eden Valley with it's glorious open countryside. In the village there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. In the village of Kirkoswald, a further mile away, there is an infant/primary school, a church, a village shop/post office, a doctors surgery and 2 public houses. All main facilities are in Penrith, approximately 7 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Tenure**

The property is freehold and the council tax and is C.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil. Council tax band

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Entrance**

Up a ramped path to an an open porch with a door to the:

### **Hallway**

The flooring is solid oak, there is a column radiator and stairs to the upper floor.

### **Dining Kitchen 14'4 x 14'5 (4.37m x 4.39m)**

Fitted with white fronted contemporary units with a solid granite work surface with a single drainer sink. A central island of units also has an LPG hob with a stainless steel cooker hood. The integrated appliances include: a double electric oven, a fridge freezer and a dish washer. The flooring is solid oak and a double glazed window faces to the front. There is access to the under stairs cupboard, which also houses a Worcester oil fired boiler, providing the hot water and central heating.



### **Utility Room 7'5 x 5'5 (2.26m x 1.65m)**

With a work surface to one wall having a stainless steel single drainer sink and with plumbing below for a washing machine.



### **Cloakroom/Shower Room 7'5 x 4'10 (2.26m x 1.47m)**

Having a contemporary wall mounted toilet with concealed cistern, round wash basin and a shower area with a mains fed shower. the walls and floor are fully tiled and there is a heated towel rail



### Upper Level - Landing

With oak flooring, a double glazed window to the front and a ceiling trap to the roof space.

### Living Room 13'1 x 14'8 (3.99m x 4.47m)

Having solid oak flooring and a feature fireplace with a lighted and shelved niche to one side. There is a modern column radiator and double glazed patio doors open out to the garden. TV point, telephone point and a satellite lead.



### Bedroom 1 13'1 x 10'9 (3.99m x 3.28m)

Having a double glazed window to the rear, a double radiator, a TV point, and a telephone point.



### Bedroom 2 7'6 x 9'1 (2.29m x 2.77m)

Having a double glazed window to the front and a single radiator.

### Bathroom 7'6 x 6'1 (2.29m x 1.85m)

Fitted with a double ended bath, a wall mounted toilet with a concealed cistern and a circular sink on a glass wash stand with a lighted cabinet above. The walls are part tile, the floor is tiled and there is a chrome heated towel rail, recessed downlights and an extractor fan.



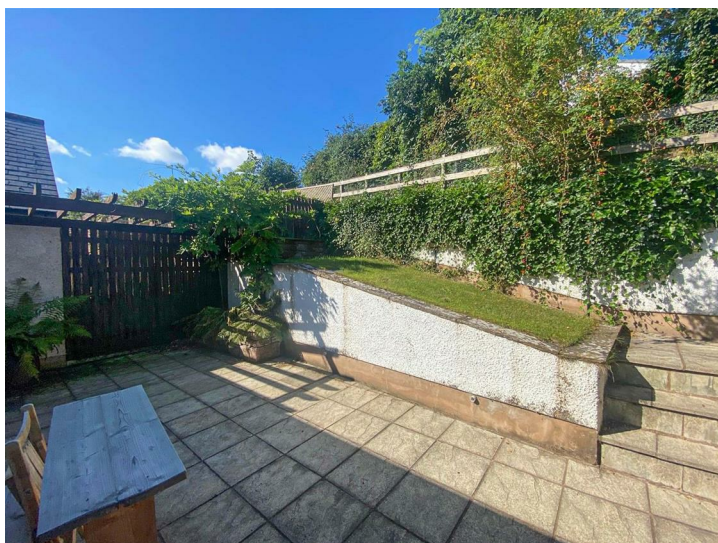
## Outside

To the front of the building there is an off road parking space, access to under-croft workshop/storage with light and power, hot and cold water.

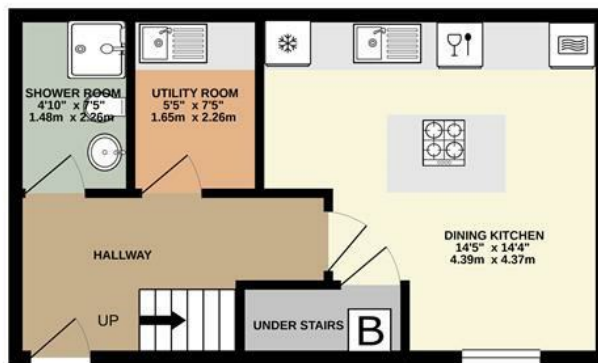
There are 3 further shared parking spaces.



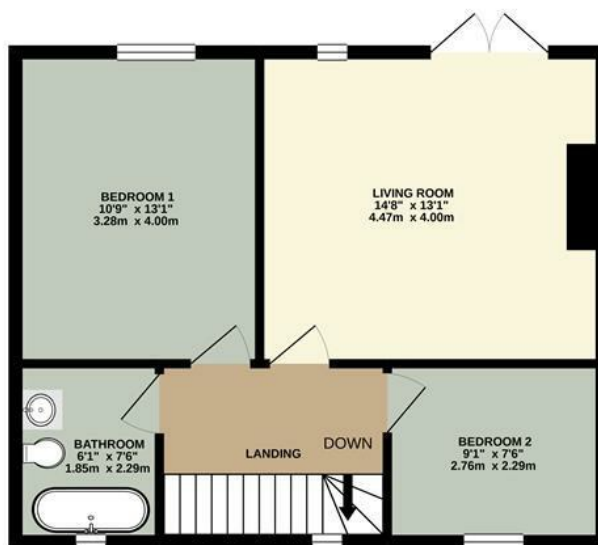
To the rear of the property there is an enclosed garden area which is mainly to flags and also offers a good degree of privacy.



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.

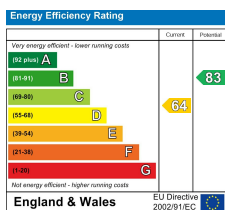


1ST FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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