

**WILKES
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Letting Agents

44 Barton Dale, Lazonby, CA10 1BU



- **Smart + Modernised Semi Detached Family Home**
- **Eden Valley Village Location with Views Across the Eden Valley**
- **Large Living Room + Smart Dining Kitchen**
- **3 Bedrooms + First Floor Bathroom**
- **Securely Enclosed Garden to the Side and Rear with a Large Composite Deck Seating Area**
- **uPVC Double Glazing + Oil Central Heating via a Condensing Boiler**
- **Shared Parking Area + Local Occupancy Restriction**
- **Tenure - Freehold. EPC Rate - D. Council Tax Band - B**
- **On-Line Video Available**

Price £240,000

Enjoying a generous corner plot in the village of Lazonby, in the heart of the Eden Valley, 44 Barton Dale is a much improved and updated semi detached family home offering smart and stylish accommodation comprising; Hallway, Living Room, Dining Kitchen, 3 Bedrooms and a First Floor Bathroom. Outside there is a stone flagged Forecourt Garden and to the side and rear is a good size Enclosed Garden, mainly to lawn with 2 large Decked Seating Areas. The property also benefits from uPVC Double Glazing and Oil Central Heating via a Condensing Boiler.

Location

From Penrith, head north on the A6 and drive to Plumpton. In the village of Plumpton, turn right, signposted to Lazonby onto the B6413. Follow the road for 3.7 miles, into Lazonby and turn right by the village hall, into Scaur Lane. Take the third left turn into Barton Dale.

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, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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.

Services

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

Tenure

The property is freehold and the council tax is band B.

The side area of the garden is rented from Westmorland and Furness Council. The last rent paid was £350 for 12 months.

Local Occupancy Restriction

A Cumbria wide local occupancy clause applies.

We understand that the criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process.

Any prospective purchase will need to satisfy themselves that they meet the criteria and can make enquiries with the council.

<https://www.westmorlandandfurness.gov.uk>

01768 817817

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Stairs with a glass and steel balustrade lead to the first floor. The flooring is oak, there is a double radiator and a built-in storage cupboard. Glazed doors open to the;



Lounge Dining Room 12'4 x 20'1 (3.76m x 6.12m)

Having oak flooring and recessed downlights to the ceiling. There is a wall mounted living flame electric heater, two double radiators and a TV lead. uPVC double glazed patio doors and windows, with integral blinds open to the rear garden and a door gives access to the under stairs storage.



Dining Kitchen 11'6 x 13'6 (3.51m x 4.11m)

Fitted with a range of contemporary gloss white fronted units with a slate effect breakfast bar and work surface incorporating a composite single drainer sink with mixer tap and splashback to match the work surface. There is a built-in electric oven and induction hob with a stainless steel and glass extractor hood above, an integral dishwasher, plumbing for a washing machine and space for a tumble dryer. The flooring is LVT, the ceiling has recessed downlights. There is a double radiator and a uPVC double glazed window to the front.



First Floor - landing

Having two recessed storage cupboards and a ceiling trap with access to the loft space above.

Bedroom One 12'8 x 10'10 (3.86m x 3.30m)

Having LVT flooring, recessed downlights and a double radiator. A uPVC double glazed window faces to the front.



Bedroom Two 9'3 x 10'11 + wardrobes (2.82m x 3.33m + wardrobes)

With LVT flooring, recessed downlights, a double radiator and there is a recessed shelved cupboard. A uPVC double glazed window to the rear enjoys a lovely outlook across the rooftops of Lazonby to the Eden Valley and the River Eden.



Bedroom Three 9'8 x 8'11 max (2.95m x 2.72m max)

Having LVT flooring, recessed downlights, a wall point for a TV and a double radiator. A uPVC double glazed window faces to the front.



Bathroom

Fitted with a toilet, a wash basin with pillar taps set in a cabinet and a square ended bath with a mains fed shower over and a clear screen. The floor is tiled, the walls are fully tiled and the ceiling is PVC panels with recessed downlights. There is an extractor fan, a chrome heated towel rail and a uPVC double glazed window to the rear.



Outside

Across the front of the house is a stone flagged forecourt, with a wooden picket fence around, which extends along the side where there is a gate opening to the side and rear garden.



The side and rear garden is mainly to lawn with a stone flagged patio area and a large composite deck seating area across the width of the house with a glass and steel balustrade around.



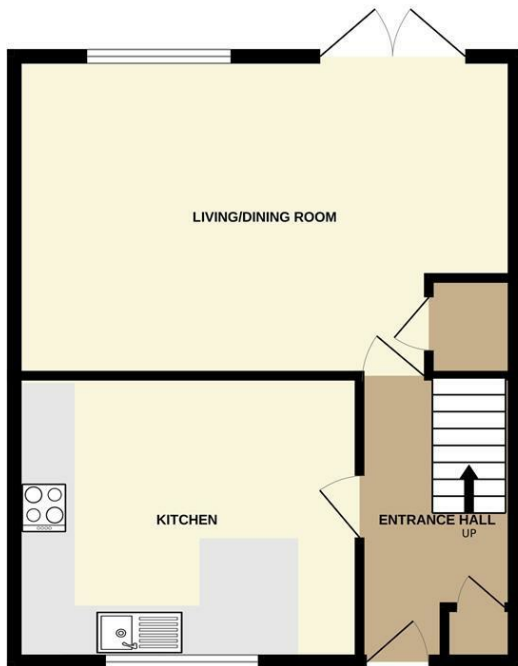
There is a further raised composite deck area across the rear boundary.

Adjoining the house is a small shed housing the oil fired boiler which provides the hot water and central heating and to one corner of the garden is a fenced off area hiding the oil tank.

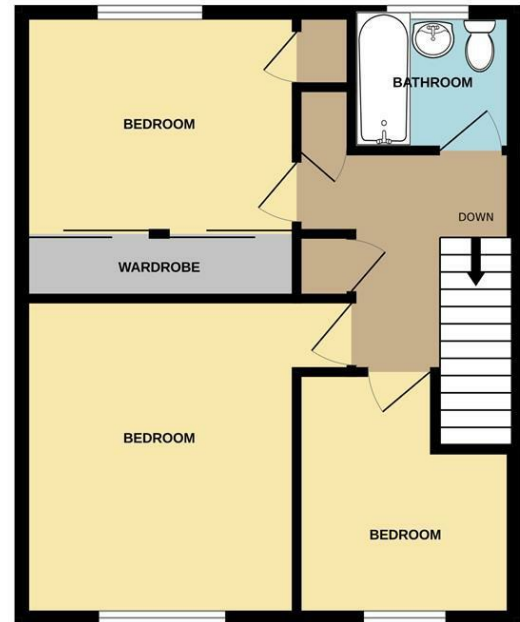


The portion of the garden that runs across the rear of the neighbouring bowling club building is currently rented from Westmorland and Furness Council.

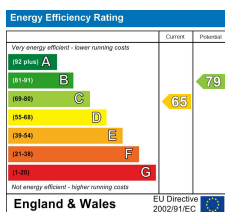
GROUND FLOOR



1ST FLOOR



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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