



15 Whinfell Terrace, Tebay, CA10 3XL

Guide Price £189,000

PEK

## The Property

15 Whinfell Terrace is located at the end of a row of former railway workers cottages, situated in a peaceful and elevated position on the edge of the popular village of Tebay.

The accommodation briefly comprises vestibule leading into an entrance hall, living room, second reception room and a well presented, fitted dining kitchen to the ground floor. To the first floor are three good sized bedrooms and a modern three piece shower room.

Externally, the property benefits from offroad parking for three cars, two sheds, a large detached garden and a large utility room with WC.

- End of terrace cottage
- 3 bedrooms
- 2 reception rooms
- Parking for 3 cars
- Large garden
- Council Tax: Band B
- Tenure: freehold
- EPC rating D





## The Location & Directions

Tebay is a popular village ideally situated for access to the M6 at junction 38 and within easy commuting distance of Penrith and Kendal. The village is set in a rural location, surrounded by the beautiful Howgill Fells, and provides a primary school in the village itself and easy access to an award winning service station.

### Directions

From Kirkby Stephen take the A685, continue for approx. 12 miles and turn left into Tebay. Proceed through the village for approx. 1 mile then turn right, continuing down the hill, take the second left turning and Whinfell Terrace is the second terrace of houses with number 15 located at the end of the terrace.



### **Vestibule**

Accessed via part glazed UPVC door. With window, part wood panelled walls and door leading into the hallway.

### **Hallway**

With cloaks area and doors giving access to both reception rooms.

### **Lounge**

10' 10" x 13' 9" (3.30m x 4.19m)

A bright, dual aspect reception room with decorative coving, ceiling rose and inset ceiling spotlights, storage heater and original fireplace housing a multifuel stove.

### **Second Reception Room**

11' 11" x 14' 0" (3.64m x 4.27m)

A further dual aspect reception room with feature fireplace, door giving access to the stairs leading to the first floor with understairs storage cupboard, storage heater and inset ceiling spotlights.

### **Kitchen/Diner**

12' 11" x 7' 6" (3.94m x 2.29m)

Fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap (instant hot water tap) and tiled splashbacks. Freestanding electric cooker with stainless steel splashback and extractor over, space for under counter fridge and ample space to accommodate a good sized dining table. Tiled flooring, storage heater, dual aspect windows and part glazed door leading out to the rear.



## FIRST FLOOR LANDING

With loft access hatch, front aspect window and doors leading to the first floor rooms.

### Bedroom 3

11' 1" x 9' 0" (3.39m x 2.75m)

A large, side aspect single bedroom with storage heater and walk in wardrobe.

### Shower Room

7' 9" x 4' 8" (2.35m x 1.42m)

Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit with instant hot water mixer tap and tiled shower cubicle with electric shower. Heated towel rail, storage heater and obscured front aspect window.

### Bedroom 2

13' 2" x 7' 9" (4.02m x 2.36m)

A front aspect, small double bedroom with storage heater.

### Bedroom 1

11' 11" x 11' 8" (3.64m x 3.56m)

A side aspect double bedroom with storage heater.

### Utility Room

14' 9" x 19' 8" (4.50m x 6.00m)

With electric roller door to the front and pedestrian door to the rear, ample storage space, plumbing for washing machine, electric heater and WC.



## ADDITIONAL INFORMATION

### 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.

### Services

Mains electricity, water & drainage. Electric storage heating (Economy 7) and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. Please note the property has recently been rewired with new insulation fitted.





## EXTERNALLY

### Garden

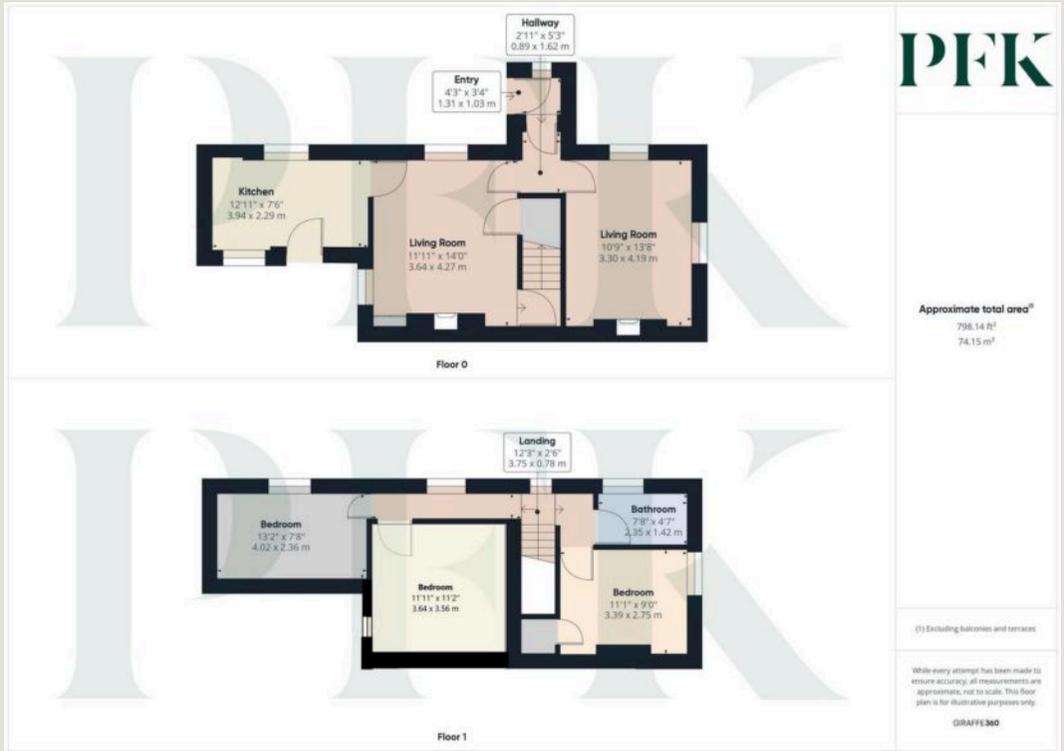
To the rear, there is a yard area with log store directly behind the property with a gate from the yard leading over the lane lying behind the property to a detached garden, mainly laid to lawn with raised beds and a shed and seating area.

### OFF STREET

#### 3 Parking Spaces

To the front of the property, there is offroad parking for three cars across the lane lying immediately to the front of the house





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



## PFK Estate Agents

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