



4 Tallows Whins, Lazonby – CA10 1AR

Guide Price £360,000

PFK



## 4 Tallows Whins

Lazonby, Penrith

Nestled in a desirable village location and enjoying delightful views, this spacious three-bedroom link-detached home offers an excellent opportunity for a growing family seeking versatile accommodation.

- Spacious three-bed linked property
- Excellent family home with Pennine views
- Adjoining garage/workshop
- Off-road parking for 2 vehicles
- Front and rear gardens
- Desirable village location close to amenities
- Solar panels and EV charging point.
- EPC rating B (89)
- Council Tax Band - D
- Tenure - Freehold







### Entrance Hall

Access via a composite wooden front door into a spacious entrance hall. Ample space for coats and shoes. Stairs to first floor and doors to downstairs WC, kitchen/diner and living room. Further door into understairs cupboard providing excellent storage and shelving. Amtico flooring. Radiator.

### Wc

Downstairs toilet comprising WC, basin with tiled splashback, radiator, obscured glazed front aspect window. Amtico flooring.

### Lounge

24' 6" x 12' 9" (7.46m x 3.89m)

A beautiful and incredibly spacious room with a superb picture window allowing an abundance of light to stream in. A delightful wood burning stove sits proud providing a focal point of the room and acting as a separation of the room between the living and dining area, a perfect family room. Carpeted and radiators fitted. Sliding patio door leads into the Sun Room.

### Kitchen

11' 8" x 10' 8" (3.56m x 3.25m)

A lovely bright kitchen with a range of wall and base units, open shelving and glass fronted cupboards, complete with complementary work surfaces and tiled splash backs. A 1.5 ceramic sink with drainer and mixer taps sits beneath the rear aspect window and space is there to accommodate a free-standing dishwasher. Integrated appliances include an eye-level oven, microwave, hob with extractor fan above and under counter fridge. Amtico flooring, radiator and door leads into the utility room.

### Utility Room

7' 5" x 7' 1" (2.26m x 2.16m)

With front aspect window and integral door leading into the garage, this is an excellent utility. Benefitting from both base and wall units, complete with work surfacing and a stainless steel sink there is space for a free standing fridge/freezer, washing machine and tumble dryer. Radiator fitted.







### Landing

Spacious landing with rear aspect window, carpeting and loft access. The loft is fitted with a ladder, lighting and is largely boarded. Doors from the landing lead to three double bedrooms and the family bathroom along with a shelved cupboard. Radiator.

### Bedroom 1

10' 8" x 13' 3" (3.26m x 4.04m)

Bright rear aspect double room with an attractive outlook. Radiator, carpeted and door leads to the en-suite.

### En Suite

Comprising a three-piece suite including WC, basin and fully tiled shower cubicle. Extractor fan. Towel radiator and tiled flooring. Obscured glazed front aspect window.

### Bedroom 2

11' 8" x 10' 10" (3.55m x 3.31m)

Bright spacious rear aspect double room. Carpeted and radiator fitted.

### Bedroom 3

11' 7" x 8' 3" (3.54m x 2.52m)

Front aspect double bedroom with with carpeting and radiator fitted.

### Bathroom

Spacious room fitted with a three piece suite including WC, basin and bath complete with mains connected overhead shower and fitted concertina shower screen. Flooring is tiled, walls are partly tiled and there is a towel radiator fitted. Obscured glazed window to front aspect.







### **Garage/Workshop**

9' 2" x 19' 11" (2.79m x 6.06m)

Currently utilised as a workshop/office the garage has been fitted with French doors with frosted security glazing to the front. A very useful room with a workbench in situ and a loft which has been part boarded. There is also a door to the rear garden.

### **Rear Garden**

Bordered by a sandstone dry stone wall and secure fencing, the garden is largely laid to lawn. With a flagged pathway leading to the garage and a patio seating area. This is a peaceful and deceptively private space with views across to the Pennine fells. The air source heat pump is located to the rear of the garage.

### **Front Garden**

To the front of the property there is an area of lawn which houses a raised flower bed and log store. A flagged pathway leads to the front door and there is driveway parking for two vehicles.

**Driveway Parking with EV Charging.**





## ADDITIONAL INFORMATION

### Services

Mains connected water, electricity and drainage. Triple glazing throughout. 12kW Vaillant air source heat pump, 7.2kW solar panel system with 10kWh battery storage, 7kW Zappi EV charge point. Smart controls throughout Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Directions

From Penrith, head north through the town and at Townhead take the right turn signposted Lazonby and Kirkoswald. Turn left at Salkeld Dykes and then turn right at the next crossroads, following the road down into Lazonby. On entering the village, take the first left turn signposted for Carlisle and then take the next right turn for Garthfolds, Scarrows and The Row. Tallows Whins is a short distance along on the left with the property being the second one on the right.

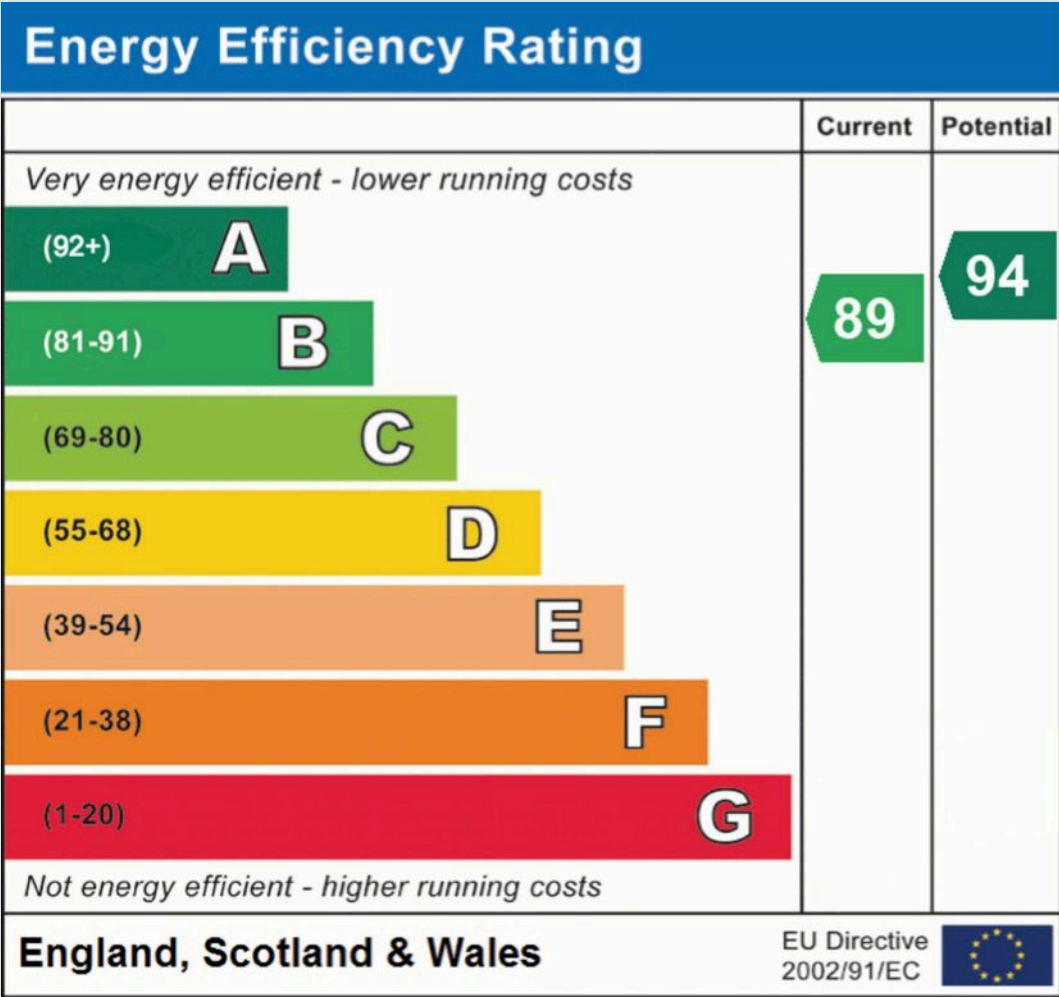
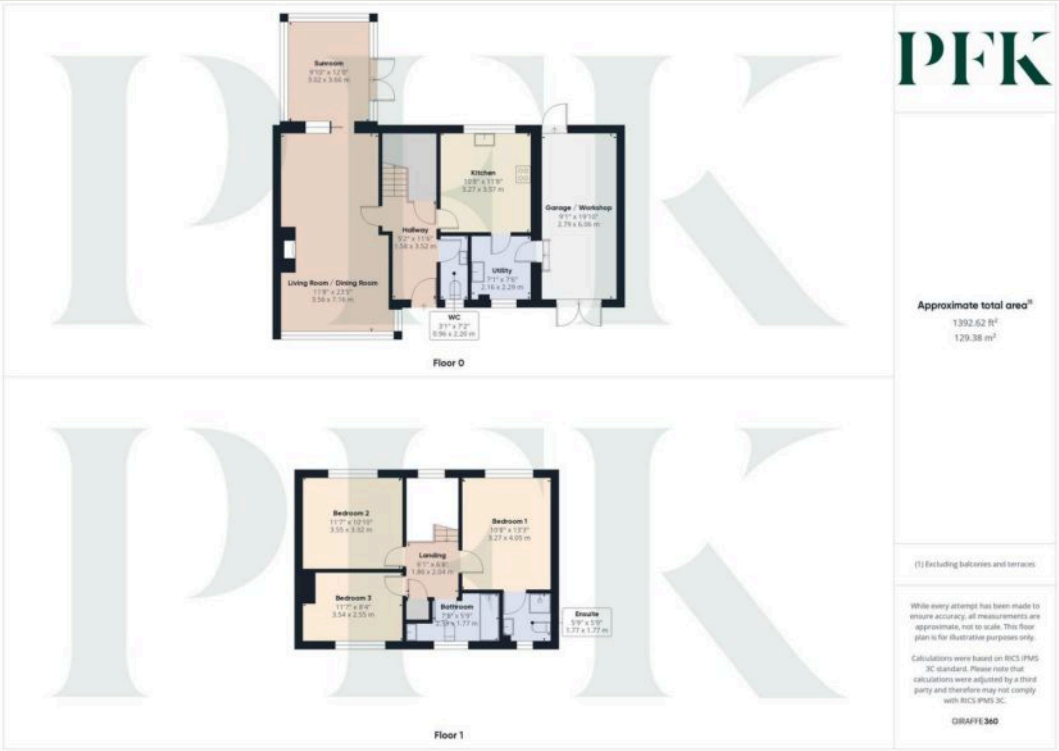
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