



## Lune Cottage, Tebay, CA10 3SZ

Guide Price £150,000

PfK



# Lune Cottage

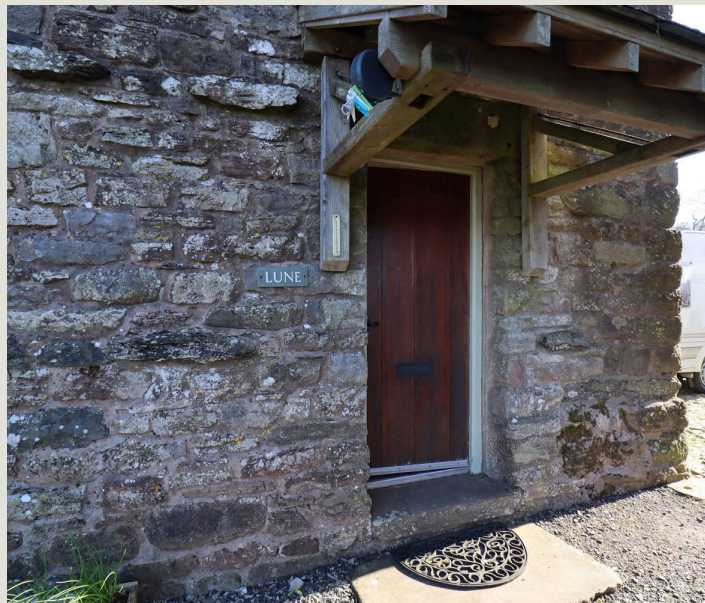
Tebay, Penrith

Discover the charm of **Lune Cottage**, a beautifully converted barn full of character and warmth. Thoughtfully designed with reverse-style accommodation, this delightful property maximises the stunning open views that surround it.

The cottage features a spacious double bedroom with a four piece ensuite bathroom, offering comfort and privacy. Upstairs, the open plan living, kitchen, and dining area is the heart of the home – complete with exposed beams, a cosy log burner set in a stone surround, and windows on three sides that flood the space with natural light.

Practicality meets modern convenience with private parking to both the front and rear, along with an EV charging point. Whether you're looking for a peaceful retreat or a stylish countryside base, Lune Cottage offers the perfect blend of rustic charm and contemporary living.

- Characterful barn conversion
- Reverse style accommodation
- 1 bedroom with ensuite
- Oil fired central heating & double glazed throughout
- Rural location
- Tenure: Freehold
- Council Tax: Band B
- EPC rating D







## Tebay, Penrith

### The location:

Lune Cottage is pleasantly and quietly situated, close to the boundary of the Yorkshire Dales National Park, in a small hamlet just 2 miles from Tebay/Junction 38 of the M6 and the A685 linking through to the A66 and A1. Orton is about a mile to the north and provides a small village store and post office, public house, cafe and the famous Orton Chocolate Shop, with a small convenience shop also being available at the nearby Tebay Services. The delights of the Lake District National Park are also within easy reach.

### Directions

From Junction 38 of the M6, take the exit for Orton and continue along through Old Tebay. Go over the stone bridge, up a small hill, then take the first right turning signposted Coatflatt. Take the track down the hill, go over another bridge, proceeding straight ahead and Lune Cottage is the fourth property on the left.

**Council Tax band: B**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: D**



## ACCOMMODATION

### Entrance Hall

12' 10" x 6' 8" (3.92m x 2.04m)

Entering the property through a solid wooden door, the entrance hallway has stairs to the first floor with large understairs storage cupboard, door to the bedroom, radiator and rear aspect window.

### Bedroom

16' 0" x 10' 3" (4.87m x 3.13m)

A spacious double bedroom with built in storage, radiator, two rear aspect windows, and door to the ensuite.

### Ensuite Bathroom

Fitted with a four piece suite comprising walk in shower cubicle, bath, WC and wash hand basin set on a vanity unit with built in storage.

## FIRST FLOOR

### Open Plan Living/Dining/Kitchen

23' 11" x 16' 6" (7.30m x 5.02m)

A large open plan living/dining/kitchen with exposed beams, log burning stove in a stone surround, space for a dining table and fully equipped kitchen. The kitchen is fitted with a good range of wall and base units with complementary laminate work surfacing incorporating stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and extractor over, plumbing for washing machine and space for undercounter fridge. Triple aspect windows with open views to the rear.

## EXTERNALLY

### Allocated parking

2 Parking Spaces

The property has parking for 2 cars, one space at the front and one at the rear. At the rear of the property there is an EV charger.





ADDITIONAL INFORMATION

Services

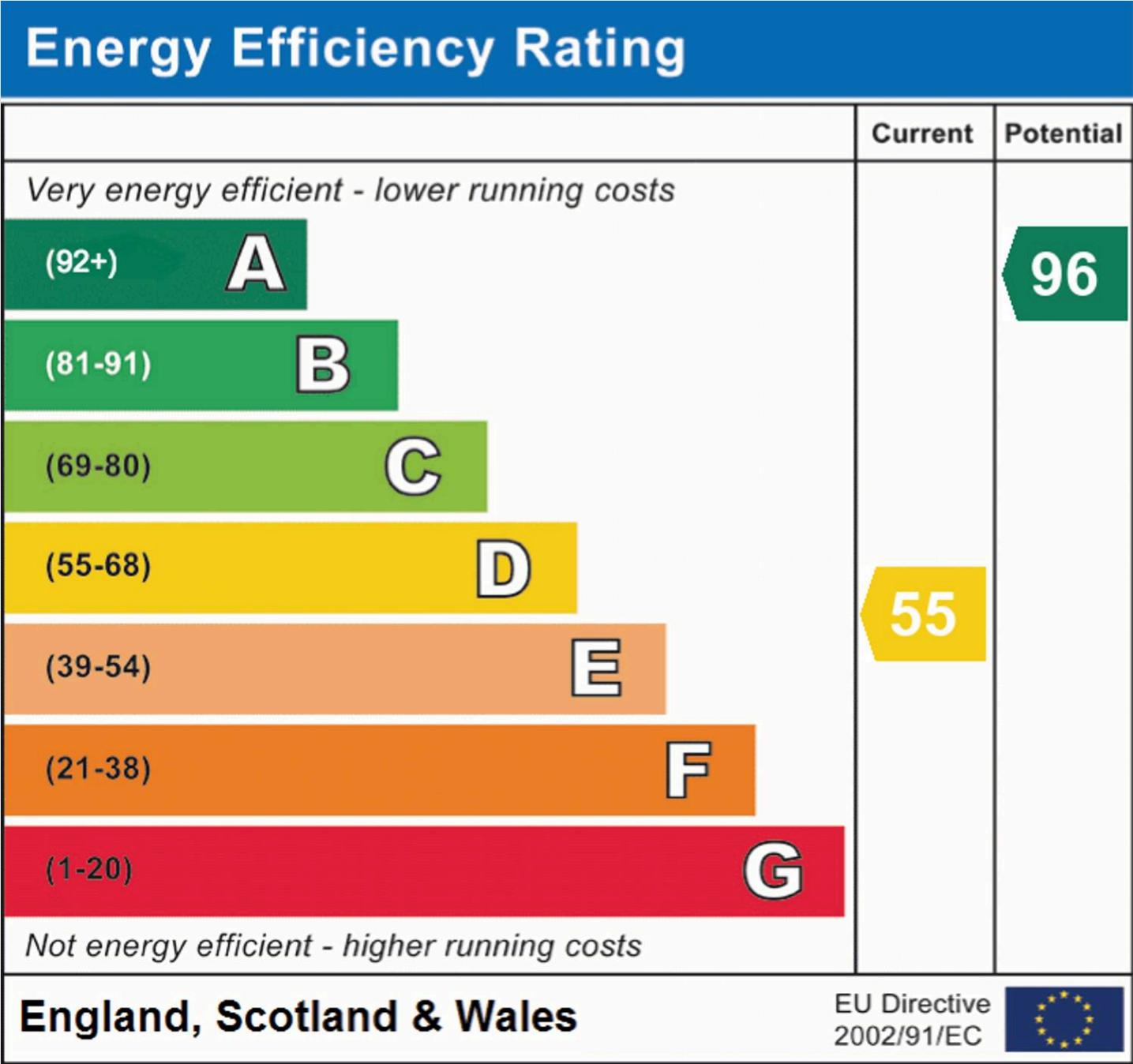
Mains electricity, water & septic tank drainage. Oil fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; 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.







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