



Maple Cottage, Old Tebay, CA10 3SS

Guide Price £285,000

PFK

Maple Cottage

The Property:

Maple Cottage is a beautiful home, conveniently located with easy access to the M6 and nestled between the Lake District and Yorkshire Dales National Parks, so if you love exploring the outdoors, this absolute gem could be just what you are looking for.

Set in mature wrap around gardens with ample driveway parking and a detached garage, this property offers spacious accommodation briefly comprises; entrance hall and cloakroom WC, a large open plan living dining room with door to the rear garden and a stove set in the inglenook fireplace for making those cosy evenings in after a long fell walk extra toasty, the ground floor is completed by a well appointed triple aspect dining kitchen. To the first floor you will find three good sized bedrooms, a family bathroom and storage cupboard off the landing.

Viewing is highly recommended to appreciate this characterful cottage set in the charming hamlet of Old Tebay.





Maple Cottage

Location & directions:

Old Tebay is a small, picturesque hamlet nestled in the upper Lune Valley in Cumbria, England. Quiet and rural, it offers a peaceful setting with a strong sense of history and community. The hamlet is ideally situated just a short drive from both the Lake District and Yorkshire Dales National Parks, making it a perfect base for exploring the dramatic landscapes, walking trails, and natural beauty of two of the UK's most renowned outdoor destinations.

Directions

Maple Cottage can be located with the postcode CA10 3SS and identified by a PFK For Sale board. Alternative by using What3Words: [///hindered.neck.firmer](https://www.what3words.com/#!/en/3/3/3/hindered.neck.firmer)



- Perfectly located between the Lake District and Yorkshire Dales National Parks with easy M6 access
- Spacious detached family home in convenient location
- Large wrap around gardens, ample parking and detached garage
- Tenure - Freehold
- Council Tax - Band C
- EPC rating E

ACCOMMODATION

Entrance

Entrance Hall

Cloakroom WC

5' 2" x 4' 8" (1.58m x 1.42m)

Lounge / Diner

19' 11" x 15' 0" (6.06m x 4.58m)

Kitchen / Diner

19' 4" x 9' 10" (5.90m x 3.00m)

FIRST FLOOR

Landing

Bedroom 1

15' 0" x 10' 2" (4.57m x 3.10m)

Bedroom 2

11' 1" x 10' 10" (3.38m x 3.31m)

Bedroom 3

9' 3" x 8' 4" (2.82m x 2.54m)

Bathroom

8' 2" x 6' 8" (2.49m x 2.02m)





EXTERNALLY

Garden

Maple Cottage benefits from mature wrap around gardens.

DRIVEWAY

4 Parking Spaces

GARAGE

Single Garage







Floor 0

Approximate total area⁽¹⁾

1070 ft²

99.3 m²

Reduced headroom

17 ft²

1.6 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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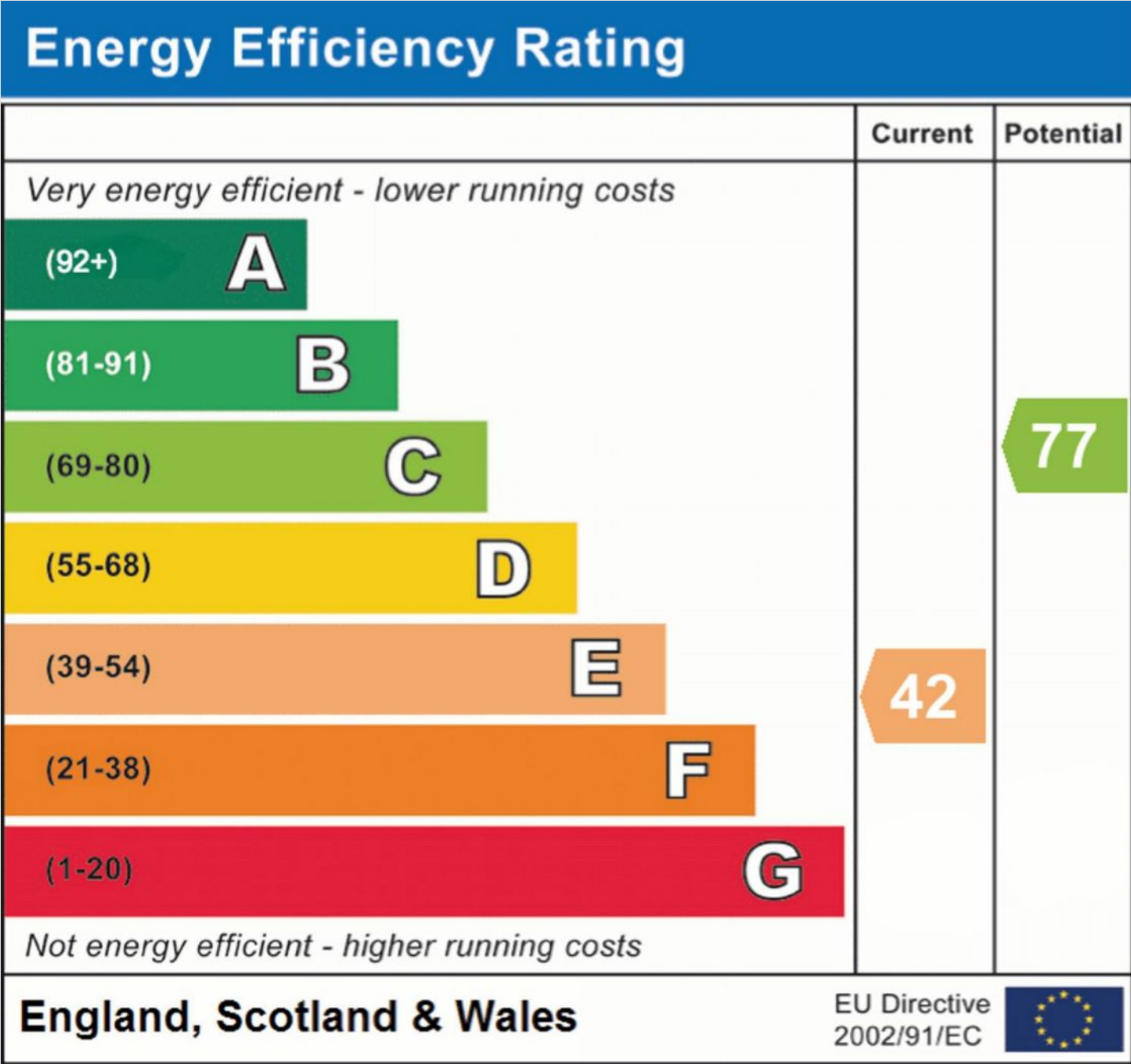
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; oil central heating; 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.

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 : Naphthens 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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