



2 Woodend Villas, Tebay - CA10 3XA

Guide Price £165,000

PFK

2 Woodend Villas

Tebay, Penrith

Charming Two-Bedroom Cottage with Character Features & Cottage Garden

This delightful two-bedroom cottage offers deceptively spacious accommodation, full of traditional character and original features that have been thoughtfully uncovered and enhanced by the current owners. From parquet flooring and Bakelite light switches to exposed fireplaces, this home perfectly blends period charm with practical living.

The property is entered via a vestibule and hallway with cloaks area, leading into a front aspect living room where a beautiful bay window, fitted cabinetry, picture rails, and an original fireplace with wood-burning stove create a warm and inviting space. A second reception room, currently used as a dining room, enjoys a rear aspect with garden views and boasts a stunning exposed brick fireplace housing an oil-fired AGA — another wonderful period feature. Additional fitted storage and a useful pantry cupboard beneath the stairs provide excellent practicality.

The kitchen sits at the rear of the property, fitted with wooden units and tiled worksurfaces that complement the home's rustic charm. A ceramic sink sits beneath the window, while space is provided for an electric cooker, washing machine, and tall fridge. A uPVC door offers direct access to the rear garden.



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Upstairs, the landing leads to two generously sized double bedrooms, both enjoying lovely rural outlooks over the surrounding countryside. A dual-aspect family bathroom features a three-piece suite, alongside a spacious airing cupboard housing the electric boiler.

Externally, the home is equally appealing. To the front, a small garden with gated access and boundary wall provides a welcoming entrance. To the rear, a beautiful cottage garden offers a private haven, with a patio seating area, garden shed, and oil tank. An area of artificial lawn adds low-maintenance charm, and a rear gate provides access to the back lane.

Brimming with character and offering flexible living space, this cottage is the perfect choice for those seeking a home with excellent transport links, warmth, charm, and rural views.





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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.

- Charming 2 bed terraced cottage
- Traditional features and character on display
- Oil-Fired AGA within exposed brick inglenook
- Deceptive accommodation
- Cottage garden to the rear
- Attractive outlook to front and rear
- Convenient for the M6
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - F



ACCOMMODATION

Entrance Vestibule

4' 0" x 2' 4" (1.21m x 0.71m)

Hallway

Living Room

11' 3" x 9' 10" (3.42m x 2.99m)

Dining room

10' 2" x 12' 10" (3.09m x 3.92m)

Kitchen

6' 11" x 9' 1" (2.12m x 2.77m)

Pantry

Landing

Bathroom

6' 11" x 10' 6" (2.12m x 3.21m)

Bedroom 1

14' 1" x 10' 9" (4.28m x 3.28m)

Bedroom 2

8' 2" x 12' 0" (2.48m x 3.66m)

Rear Garden

On-Street Parking



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Electric central heating with boiler. AGA is oil-fired.. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

What3Words - [///hairspray.apparatus.dupe](https://www.what3words.com////hairspray.apparatus.dupe)

From Kirkby Stephen take the A685, continue for approx. 12 miles and turn left into Tebay at the roundabout. Continue along this road and proceed past the Cross Keys Inn on the right and the property is a short distance along on the left hand side.

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; 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.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	32	64

England, Scotland & Wales

EU Directive 2002/91/EC





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