



Corner House, Mount Pleasant, Tebay, CA10 3TH
Offers Over £100,000

PFK

Corner House

The property:

A characterful Victorian cottage with charming quirks, original features, and bags of potential, welcome to the absolute delight that is; Corner House.

In the historic hamlet of Old Tebay, standing proudly on the bend in the road where Mount Pleasant begins, Corner House is every bit as charming and full of personality as its name suggests. This endearing Victorian home boasts a wonderful mix of period features, creative touches, and an unmistakable sense of warmth, a one of a kind opportunity for someone with an eye for character and a touch of imagination.

Step inside and you're welcomed by a hallway with classic black and white checkerboard floor tiles and a beautiful original stained glass window. Just off the hall is a useful utility room/pantry, while the main living room offers a cosy and inviting feel with its reclaimed parquet flooring, lovingly restored and hand laid after being rescued from beneath layers of old tar. A Morso log-burning stove provides the perfect focal point, and a spacious understairs cupboard adds practical storage.

From here, an inner hallway gives access to the original stripped wooden staircase and the home's delightfully quirky kitchen, a compact but character packed space with exposed brickwork, slate tiled floor, rustic exposed beams, and a Belfast sink mounted on a vintage Singer sewing machine table.



Corner House

The property, continued..

A freestanding butcher's block houses the oven below and a two-ring hob above, creating a unique, functional, and truly memorable cooking space. A door leads out to the rear yard, where the LPG gas bottles for the heating system are neatly stored.

Upstairs, the charm continues with more original stripped floorboards. There's a generous double bedroom and a cosy single room, ideal as a dressing room, study, or guest space, which also houses the wall mounted gas boiler. A stylishly simple shower room completes the accommodation. Throughout the house, you'll find original single glazed windows, some with beautifully imperfect, hand-blown glass, adding to the timeless atmosphere.

Outside, there's on-street parking and a small, enclosed yard to the rear, perfect for a morning coffee or a few potted plants. The property has been unoccupied for several years and would benefit from some further cosmetic updating, but the fundamentals are solid, and it has been well cared for. It's a bit of an unfinished project, ready for the next chapter in its long story.

With its prominent position in this characterful village, easy access to the M6, and proximity to both the Lake District and Yorkshire Dales National Parks, Corner House is a rare and rewarding opportunity, brimming with charm and potential, all at a truly affordable price.





Old Tebay, Penrith

The location:

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.

Council Tax band: B

Tenure: Freehold

EPC rating D

Directions

Corner House can be located with the postcode CA10 3TH and identified by a PFK For Sale board. Alternatively by using What3Words: [///craftsman.awestruck.mouth](https://www.what3words.com/#!/en/0942/0942/0942/craftsman.awestruck.mouth)



ACCOMMODATION

Entrance

Hallway

Utility Room & Pantry

5' 11" x 5' 4" (1.80m x 1.62m)

Living Room

13' 4" x 11' 10" (4.06m x 3.61m)

Inner Hall

Kitchen

8' 1" x 7' 2" (2.46m x 2.18m)

FIRST FLOOR

Landing

Bedroom 1

11' 11" x 9' 0" (3.62m x 2.74m)

Bedroom 2

10' 2" x 5' 5" (3.09m x 1.65m)

Bathroom

8' 3" x 7' 1" (2.51m x 2.15m)

EXTERNALLY

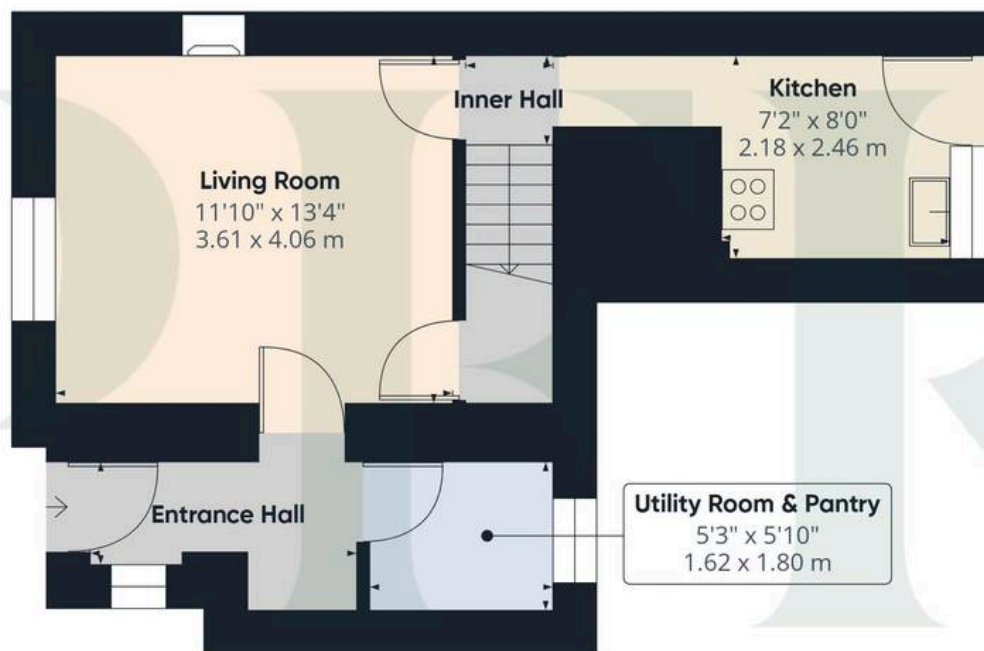
Garden

Corner House has a lawned area to the front outside the living room window and a further area to the right hand side of the front door. To the rear there is a gated pedestrian access footpath, which is owned by Corner House, that two neighbouring properties have rights of access over, there is an area to the left of the kitchen which is where the LPG bottles are stored.

PARKING

On street





Floor 0



Floor 1

Approximate total area⁽¹⁾

572 ft²

53.1 m²

(1) Excluding balconies and terraces

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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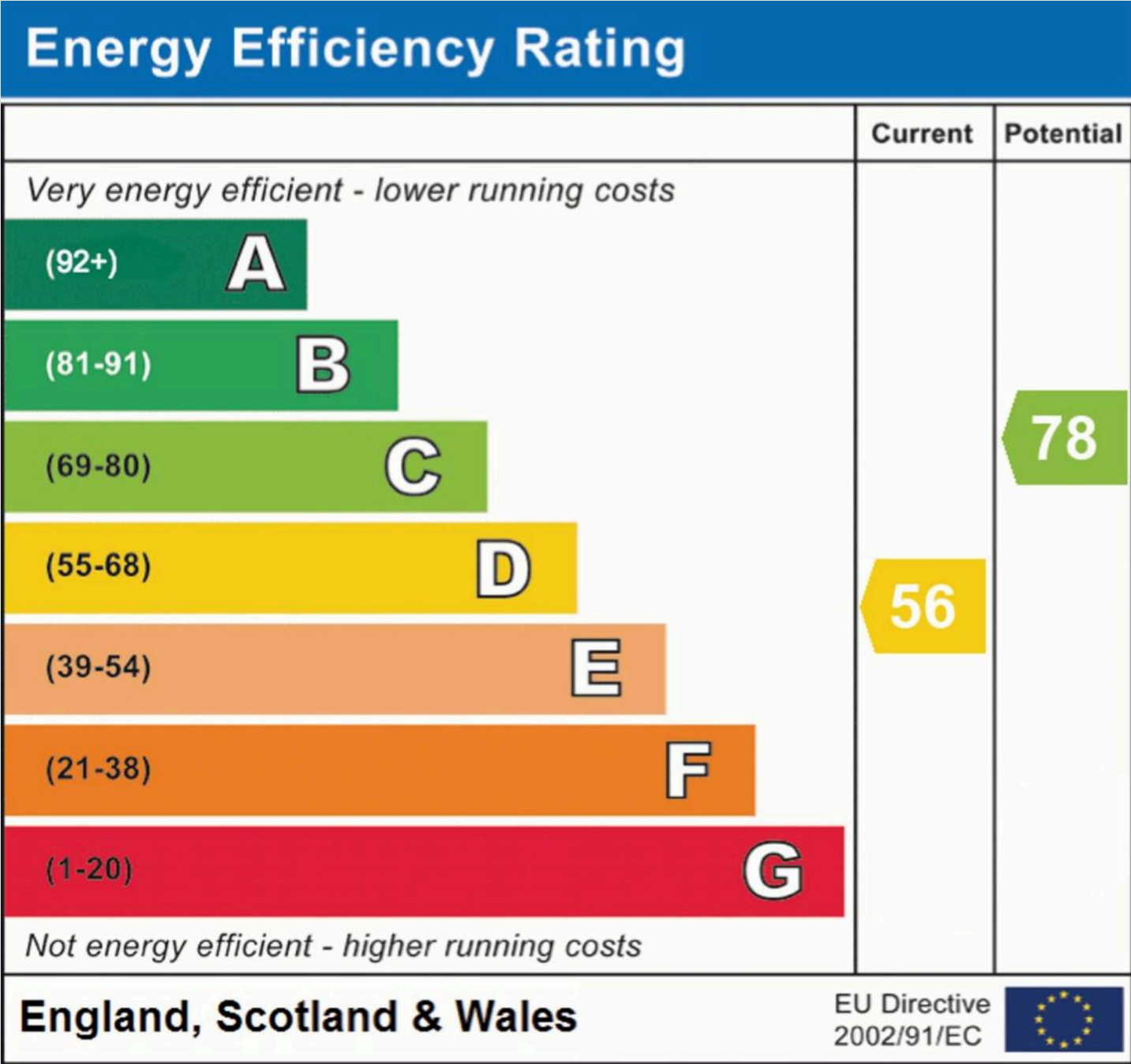
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; LPG gas bottles provide the gas central heating. 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 : 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. 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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