



Granary House, Tebay – CA10 3SZ

Guide Price £195,000

PFK

Granary House

Tebay, Penrith

The Granary – A Charming Converted Residence Full of Character

Once serving a very different purpose, **The Granary** has been thoughtfully transformed into an attractive detached home that beautifully balances its original charm with contemporary comforts. Brimming with character inside and out, this unique property offers versatile accommodation arranged over two floors, complemented by lovely outdoor space and scenic views.

A wooden entrance door opens into a welcoming **hallway**, where stairs rise to the first floor and a useful understairs cupboard neatly houses the boiler and underfloor heating manifold. From the hall, doors lead to the ground floor rooms, including the **bathroom**, fitted with a stylish four-piece suite comprising a slipper bath, wet room shower, WC and basin, and enjoying natural light from the side-aspect window.

There are **two ground floor bedrooms**: a spacious double bedroom featuring an impressive floor-to-ceiling window, and a well-proportioned single bedroom with its own window, making it ideal for guests, a nursery or a home office.



Granary House

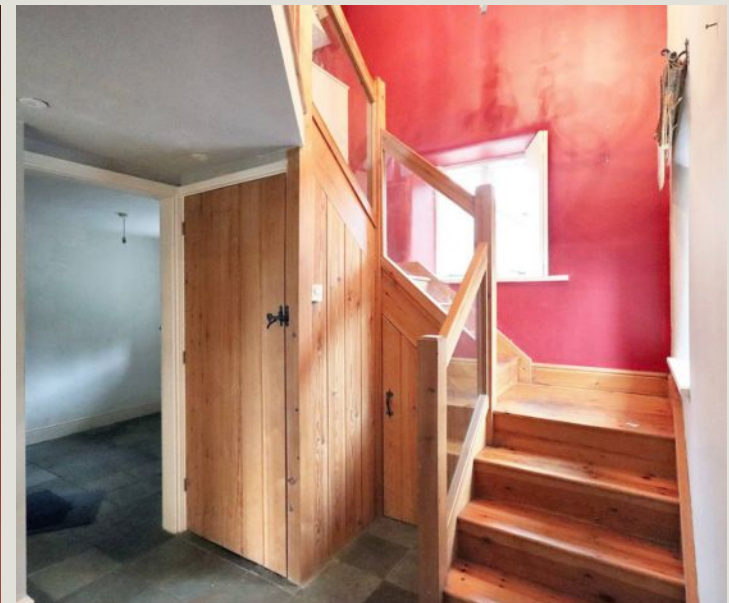
Tebay, Penrith

A contemporary staircase leads to the first floor. The **open-plan living space** is full of charm, featuring exposed beams, wooden detailing, and glass-panelled balustrades that lend a modern yet sympathetic touch.

Awash with natural light thanks to windows on three sides, the room offers a generous lounge area and a well-designed **kitchen** fitted with a good range of base units and integrated appliances including an electric oven and hob. A stainless steel sink with mixer tap, plumbing for a washing machine, and space for a fridge make this a practical and attractive cooking space. A radiator has also been fitted for comfort.

A door from the living area opens out onto the **balcony**, where you can enjoy beautiful open views —perfect for morning coffee or evening relaxation. The balcony also provides external access to the ground floor, where you'll find useful **under-balcony storage**, the **garden**, and a dedicated **parking space**.

Offering charm, character, and a thoughtfully designed layout, The Granary is a delightful and distinctive home well suited for those seeking something truly special.





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The Granary 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.

- Charming detached two bed cottage
- Open plan living accommodation
- Reverse-style accommodation
- Raised platform off the living room
- Garden and parking space
- Attractive outlook
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



ACCOMMODATION

GROUND FLOOR

Entrance hall

A wooden door leads into the entrance hall with further doors to the ground floor rooms. Stairs take you to the first floor and a downstairs cupboard houses the boiler and underfloor heating manifold.

Bathroom

Comprising a white 4 piece suite including slipper bath, wet room shower, WC and basin. Window to the side aspect.

Bedroom 1

12' 0" x 8' 7" (3.65m x 2.61m)

Double bedroom with floor to ceiling window.

Bedroom 2

8' 1" x 8' 0" (2.46m x 2.44m)

Single bedroom with window.

FIRST FLOOR

Open plan living kitchen

20' 8" x 16' 9" (6.30m x 5.11m)

Most delightful open plan first floor accommodation featuring beams and wooden staircase with glass paneling. Windows to three sides with additional door taking you out onto the balcony. A generous lounge area is complemented by the contemporary kitchen which has been fitted with a good range of base units, and integrated appliances which include an electric cooker and hob. There is a stainless steel sink with mixer tap and plumbing for a washing machine. A radiator has been fitted and there is space for fridge.

EXTERNAL

Rear Garden – Area of garden, largely laid to lawn.

Off street – 1 Parking Space



ADDITIONAL INFORMATION

Directions

To locate Granary House you can use the postcode CA10 3SZ or by using What3words ///influence.skill.comically

Services

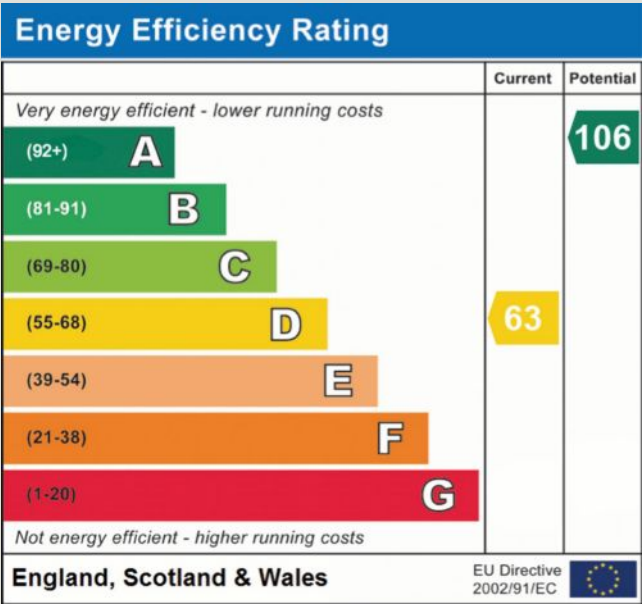
Mains electricity, water & septic tank drainage. Oil fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full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

Septic Tank

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

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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