



1 Bank Cottages, Orton Road, Tebay, Penrith, CA10 3TW

Guide Price **£167,500**

PFK

1 Bank Cottages Orton Road

Tebay, Penrith

A charming two bedroom end terraced cottage, combining traditional external character with thoughtfully updated accommodation, making it an ideal purchase for first time buyers, those seeking a holiday retreat or investors alike.

Having undergone a degree of refurbishment and upgrade, the property is ready for new owners to enjoy and comprises well proportioned accommodation throughout. An entrance hall welcomes you into the home and leads through to the spacious living room. Enjoying a pleasant front aspect outlook, this inviting room features a multifuel stove set within a recessed fireplace with stone mantel, creating an attractive focal point. Stairs rise to the first floor, whilst a door leads through to the dining kitchen.

Forming part of a later extension, the dining kitchen offers ample space for both cooking and dining. Fitted with a range of wall and base units, the kitchen incorporates integrated appliances including an oven, hob and extractor fan, together with space for an undercounter fridge, washing machine and microwave. The appliances may be available by separate negotiation. With room for dining furniture, this is a practical and sociable space well suited to modern living.



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To the first floor, the bathroom is fitted with a white three piece suite comprising WC, wash hand basin and bath with electric shower over. A heated towel rail and useful eye level cupboard housing the hot water cylinder complete the room.

There are two well proportioned bedrooms, both enjoying a pleasant outlook. The principal bedroom benefits from a dual aspect arrangement, creating a bright and airy feel, whilst the second bedroom overlooks the front aspect.

Externally, an area of lawn lies to the front of the property. We understand this land is owned by Lowther Estates and is currently enjoyed as a communal garden area by residents. There are no formal parking arrangements associated with the property; however, informal parking is presently available to the front and side. A right of way runs along the front of the terrace, providing access to the neighbouring properties.

Offering charm, practicality and excellent potential, this delightful cottage presents a wonderful opportunity to acquire a characterful home that is ready to move into and enjoy.



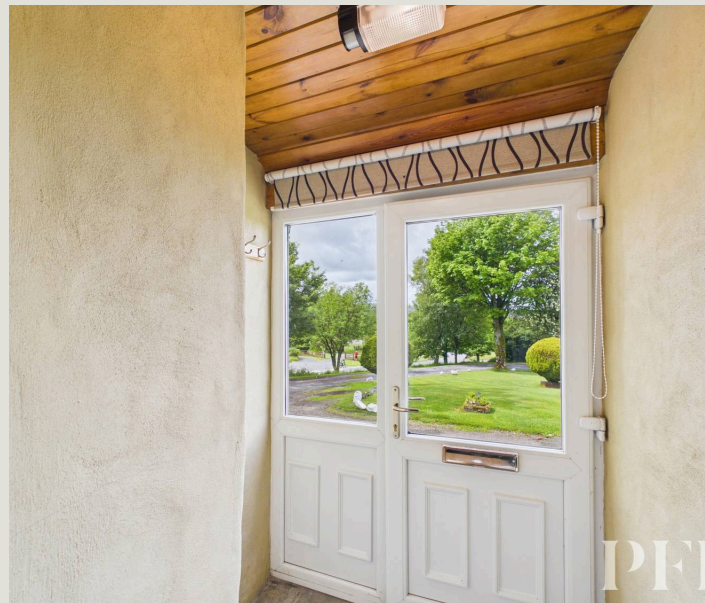


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Tebay, Penrith

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 end of terrace cottages
- Two spacious bedrooms
- Refurbished throughout
- Extended and enjoying far reaching views
- Traditional character, contemporary fixtures
- Tenure - Freehold
- Council Tax Band - B
- EPC rating F



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Living Room

17' 2" x 11' 10" (5.22m x 3.60m)

Dining Kitchen

17' 7" x 7' 4" (5.35m x 2.24m)

FIRST FLOOR

Bathroom

3' 10" x 8' 6" (1.16m x 2.60m)

Bedroom 1

17' 7" x 7' 4" (5.36m x 2.23m)

Bedroom 2

9' 8" x 11' 9" (2.95m x 3.59m)

EXTERNAL

Front Garden

The area to the front of the property is owned by Lowther Estates. We understand that occupants of Bank Cottages are allowed to use the area as a communal garden.

Off street

1 Parking Space

There are no formal parking arrangements associated with the property; however, informal parking is presently available to the front and side. No formal parking is included within the sale of 1 Bank Cottages.



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Contemporary electric heaters with new thermostat fitted. Double glazed windows. 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.

Directions

The property can be located by using What3Words - [///gravest.nuzzling.freedom](https://www.what3words.com/gravest.nuzzling.freedom) or via the Post Code CA10 3TW. A For Sale board has also been erected for identifying purposes.

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, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







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