



6 Woodend Terrace, Tebay – CA10 3UZ

Guide Price £165,000

PFK

6 Woodend Terrace

Tebay, Penrith

A charming mid terrace cottage situated in the popular village of Tebay, offering well-presented and practical accommodation with private outdoor space and off road parking.

The property briefly comprises an inviting **lounge with a log burning stove**, creating a warm and cosy focal point, together with a **kitchen providing space for a small dining table**.

To the first floor are **two bedrooms**, including a comfortable double bedroom and a smaller single bedroom, which is currently utilised as a dressing room. There is also a **three piece bathroom with a shower over the bath**.

Externally, the property benefits from a **patio garden**, providing a pleasant outdoor seating area, along with **private off road parking**. A particularly useful **large outhouse** provides excellent additional storage and houses the property's boiler and oil tank.

An appealing cottage offering a combination of character, practicality and outdoor space, ideally suited to those looking for a home in a well connected village location.





Tebay is a popular village situated in the Lune Valley, conveniently positioned close to the M6 motorway, making it an excellent base for commuting and exploring the surrounding countryside. The village has a strong community feel and offers a range of local amenities, including a village shop, public house, café and primary school. The surrounding area is renowned for its beautiful scenery and access to the Lake District, Yorkshire Dales and North Pennines. The nearby market town of Kirkby Stephen provides a wider range of everyday amenities, including shops, supermarkets, schools, healthcare facilities and independent businesses, while the larger town of Kendal is also within easy reach.

Council Tax band: A

Tenure: Freehold

Services

Mains electricity, water & drainage; oil fired 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.

Directions

6 Woodend Terrace can be located by using the postcode CA10 3UZ or by using What3Words: [///skirting.reserving.switched](https://www.what3words.com/skirting.reserving.switched)



Living Room

12' 2" x 9' 10" (3.70m x 3.00m)

Kitchen

11' 7" x 7' 1" (3.54m x 2.15m)

Bedroom

12' 4" x 10' 9" (3.75m x 3.27m)

Bathroom

7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom

6' 8" x 5' 3" (2.04m x 1.61m)

Outhouse

9' 2" x 9' 1" (2.79m x 2.77m)

Additional Information**Referral Fee Disclosure**

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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