

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

4 Sunray Terrace, Lazonby, Cumbria, CA10 1AB



- **Sandstone Fronted Cottage**
- **Eden Valley Village with Excellent Facilities**
- **Living Room, Dining Kitchen + Utility Room**
- **3 Bedrooms + First Floor Bathroom with Separate Shower Enclosure**
- **Gardens to the Front and Rear + Off Road Parking**
- **Electric Central Heating via an In-Line Aztec Boiler**
- **uPVC Double Glazing + Multi Fuel Stove in the Living Room**
- **Tenure - Freehold. EPC Rate E - . Council Tax Band - B**

Price £210,000

In the centre of a well serviced Eden Valley village, this former Co-Op workers cottage has been updated to give accommodation comprising: Entrance Hall, Living Room, Dining Kitchen, Utility Room, 3 Bedrooms and a first floor Bathroom with a separate shower. Outside there are gardens to the front and rear and Off Road Parking for 2 cars. The cottage also has the benefit of uPVC Double Glazing, Electric Central Heating via an "Aztec" in-line boiler and there is a Multi Fuel Stove in the living room. All internal doors have been updated to oak with Suffolk latch fittings.

Location

From Penrith, head north on the A6 and drive to Plumpton. In the village of Plumpton, turn right, signposted to Lazonby onto the B6413. Follow the road for 3.7 miles, into Lazonby and drive down the hill. Sunray Terrace is on the left, opposite the village hall.

Amenities Lazonby

Lazonby is a popular village in the delightful Eden Valley with it's glorious open countryside. In the village there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. In the village of Kirkoswald, a further mile away, there is an infant/primary school, a church, a village shop/post office, a doctors surgery and 2 public houses. All main facilities are in Penrith, approximately 7 miles. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is via an "Aztec" in-line electric boiler and supplemented with a multi fuel stove in the living room.

Tenure

The vendor informs us that the property is freehold and the council tax band is band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hall

Stairs lead to the first floor. There is a single radiator and an oak door with Suffolk latch to the;

Living Room 14'9 x 10'1 (4.50m x 3.07m)

An enamelled multi fuel stove is set in a tiled inglenook with a slate hearth and an oak mantel. A uPVC double glazed window faces to the front and there is a double radiator, a TV lead and telecoms point. Oak doors with Suffolk latches open to the understairs cupboard and;



Dining Kitchen 14'8 x 7'8 + 12'7 x 6'11 (4.47m x 2.34m + 3.84m x 2.11m)

Fitted with cream fronted wall and base units and a granite effect work surface incorporating a stainless steel 1 1/2 bowl single drainer sink, mixer tap and tiled splash back. There is space for an electric cooker, an upright fridge freezer and space for a further under counter appliance. The flooring is laminate and there is a double radiator. uPVC double glazed windows face to the front and rear, a uPVC double glazed door opens to the garden and an oak door with Suffolk latch opens to the:



Utility Room 7' x 6'1 (2.13m x 1.85m)

Having a work surface to one side with a stainless steel single drainer sink and mixer tap and plumbing below for a dishwasher and washing machine. An "Aztec" electric in-line boiler provides the hot water and central heating. There is a double radiator and uPVC double glazed window.

First Floor- Landing

A sky light gives natural light and painted panel doors lead off.

Bedroom One 14'9 x 10'3 (4.50m x 3.12m)

A built in airing cupboard with oak doors has a hot water tank and shelves. There is a single radiator and uPVC double glazed window to the front.



Bedroom Two 10'10 x 7'9 (3.30m x 2.36m)

A recessed wardrobe above the stairwell gives hanging and shelf space.. A uPVC double glazed window faces to the front. There is a double radiator.



Bedroom Three 10'6 x 7' (3.20m x 2.13m)

Having a double radiator and uPVC double glazed door to the rear.



Bathroom 7'6 x 6 (2.29m x 1.83m)

Fitted with a white toilet, wash basin, steel bath and a quadrant shower enclosure with a Mira mains fed shower. The walls are fully tiled, there is a single radiator and uPVC double glazed window.



Outside

A metal gate in a low stone wall to the front boundary opens onto a path to the front door and a garden, mainly to grass with shrub and hedge borders.



Vehicle access at the end of the terrace leads to the rear where there is off road parking for two cars.

A gate in a picket fence, from the parking area leads into the back garden which is to lawn with a path, shrub borders and a garden shed. and a flagged area by the house.



Adjoining the house is a further wooden shed.

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referral Fees

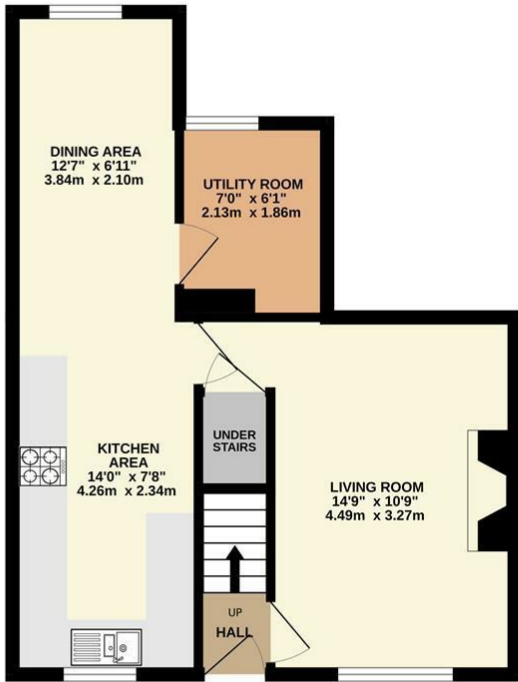
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

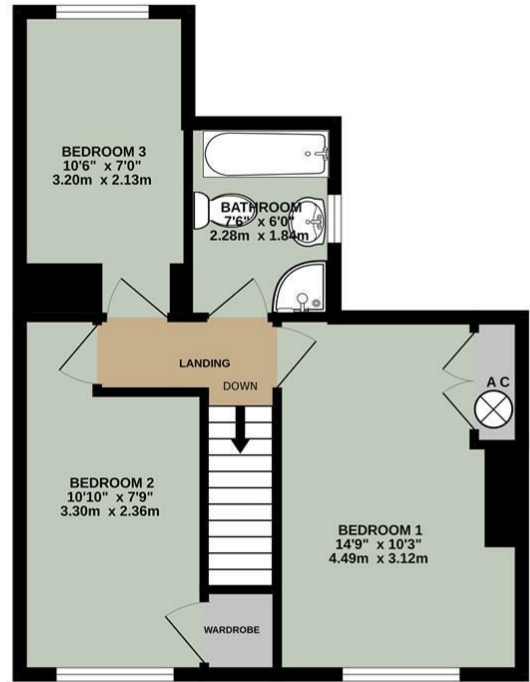
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

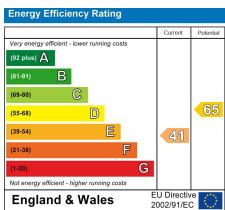


1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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