WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

1 Hindson Terrace, Lazonby, CA10 1AE



- **Renovated Cottage in a Popular Eden Valley Village**
- **Large Living Room open into the Kitchen + Separate Dining Room/Snug**
- **Two Double Bedrooms + Large Bathroom with Bath and Separate Shower**
- **Attractive Enclosed Garden to the Rear - Potential Off Road Parking Space**
- **Oil Central Heating + Multi Fuel Stove**
- **uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - B. EPC - Rate D**

Asking price £230,000

Set in the popular Eden Valley community of Lazonby, between Penrith and Carlisle and with excellent access to the surrounding countryside, 1 Hindson Terrace is a traditional cottage, having been previously extended and now refurbished and updated by the current owner, is a comfortable, light and airy home with accommodation comprising; Living Room open into the Kitchen, Dining Room, 2 Double Bedrooms and a large first floor Bathroom with a bath and separate shower enclosure.

To the rear of the cottage is an attractive Enclosed Garden, laid to stone flags and gravel for ease of maintenance and which could also provide Off Road Parking is needed.

The improvements include a modern Oil Fired Central Heating system and uPVC Double Glazing.

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 nd 1 Hindson Terrace is the last house on the right before the right hand junction for Scaur Lane.

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Amenities

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 Lakes and Dales 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 a public house. All main facilities are in Penrith, approximately 7 miles. Fibre Optic broadband is available.

Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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 by fuel oil.

Tenure Freehold

The property is freehold and the council tax is band B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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 fee 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.

Referal 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

ACCOMMODATION

Entrance

Through a composite security door to the;

Hallway

There is a single radiator, stairs leading to the first floor and part glazed panel doors open to the dining room and;

Living Room 20'9 x 12'3 (6.32m x 3.73m)
An attractive sandstone inglenook with sandstone hearth and back houses a cast-iron multi fuel stove. There is a uPVC double glazed sash window to the front, access to a large understairs storage cupboard and two double radiators, two wall light points and uPVC double glazed patio doors with side windows opening to the rear garden. A broad opening leads to the;





Kitchen 6'4 x 15'8 (1.93m x 4.78m)
Fitted with a range of wood grain effect wall and base units and a stone effect work surface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and ceramic hob with a stainless steel extractor hood, an integral fridge and space for a washing machine. The floor is ceramic tiled and there is a double radiator, a uPVC double glazed window to the rear and a part glazed panel door to the;



Dining Room 14'10 x 8'3 (4.52m x 2.51m)
There is a double radiator and a uPVC double glazed window facing to the front. A part glazed panel door opens back into the entrance hall.



First Floor-Landing

Painted panel doors lead off.

Bedroom One 15'10 x 12'4 (4.83m x 3.76m)

There is a large recessed cupboard above the stairwell and a ceiling trap gives access to the loft space. There is a double radiator and uPVC double glazed sash windows face to the front and rear.



Bedroom Two 15'11 x 8'3 (4.85m x 2.51m)

Having a double radiator and uPVC double glazed windows to the front and rear. There is a second ceiling trap to the loft space.



Bathroom 6'5 x 10'8 (1.96m x 3.25m)

Fitted with a contemporary toilet, a wall mounted wash basin and a double ended bath set in a panelled plinth. There is a separate shower enclosure with a Mira mains fed shower over. The walls are tiled to two sides the floor is vinyl tiled and there is a chrome heated towel rail and an extra extractor fan.





Outside

To the rear of 1 Hinson Terrace is an enclosed garden laid to stone flags and gravel for ease of maintenance.

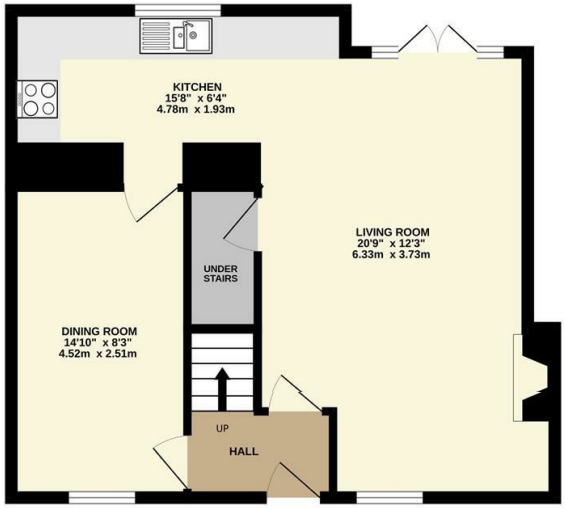
There is a stonewall around the garden with double wooden gates giving access from Scar Lane for a vehicle if required.



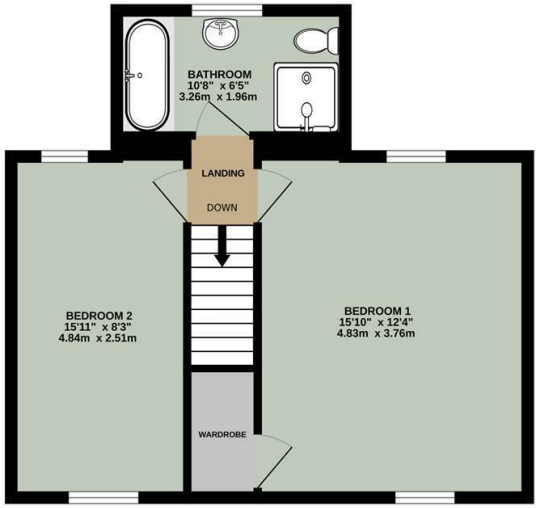


Number two Hinson Terrace has a pedestrian right of access across the rear garden.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

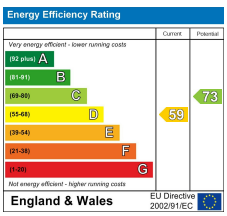


1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (90.0 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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