



**Scar View, Old Tebay, CA10 3SS**

Guide Price **£175,000**

**PFK**

# Scar View

## The Property:

### **An Attractive Three-Bedroom End-Terraced Home in the Popular Village of Old Tebay**

Located within the conveniently positioned village of Old Tebay, this attractive three bed end terraced property offers well proportioned accommodation and useful external spaces, making it a strong proposition for a range of buyers.

The property is accessed via a front entrance hall, with additional access provided by a side door leading into a small hall, from which a door opens into the sitting room and a further external door leads into the kitchen. From the main entrance hall, stairs rise to the first floor and doors lead to both the living room and sitting room.

The living room is a delightful dual aspect reception room, featuring a stove set upon a stone hearth and enjoying plenty of natural light. The sitting room is positioned to the side of the property and benefits from a spacious understairs storage cupboard, along with an open fire set within a stone surround, providing a warm and inviting additional reception space. Doors from the sitting room lead through to the kitchen and the small side hall.

The kitchen is located to the rear of the property and is fitted with a range of wall and base units with tiled splashbacks, offering space for a cooker and fridge/freezer. A stainless steel sink is positioned beneath the rear aspect window, and an external door provides direct access to the yard.



## Scar View

### The property continued.....

To the first floor, the landing gives access to the bathroom and three well proportioned bedrooms, one of which benefits from a fitted cupboard.

Externally, the property enjoys a small rear yard with neighbouring right of access, along with an outhouse and an excellent workshop/garage, providing valuable storage and workspace. A further garden area sits to the side of the property and features established shrubs and trees. A pathway leads from the side garden around to the front of the house, bordered by a low level wall and attractive iron railings.

Offering character, practicality, and a convenient village location, this appealing end terraced home represents a great opportunity for buyers seeking a well located property with flexible living space and useful outbuildings.





## Scar View

### Location & directions:

Old Tebay is a small, picturesque hamlet nestled in the upper Lune valley in Cumbria, England. Quiet and rural, it offers a peaceful setting with a strong sense of history and community. The hamlet is ideally situated just a short drive from both the Lake District and Yorkshire Dales National Parks, making it a perfect base for exploring the dramatic landscapes, walking trails, and natural beauty of two of the UK's most renowned outdoor destinations.

### Directions

The property can be located by using What3Words - [///legroom.views.glance](https://www.what3words.com/legroom.views.glance) or via the Post Code CA10 3SS.

- Three bed end terraced property
- Well-proportioned accommodation
- Excellent garage/workshop
- Parking for one vehicle
- Two reception rooms
- Council Tax Band - C
- Tenure - Freehold
- EPC Rating E



## ACCOMMODATION

### GROUND FLOOR

#### Hallway

#### Living Room

18' 6" x 14' 0" (5.64m x 4.27m)

#### Sitting Room

15' 8" x 11' 2" (4.77m x 3.40m)

#### Kitchen

14' 6" x 6' 10" (4.43m x 2.08m)

### FIRST FLOOR

#### Landing

#### Bathroom

5' 10" x 7' 7" (1.77m x 2.31m)

#### Bedroom 1

12' 8" x 11' 3" (3.86m x 3.42m)

#### Bedroom 2

7' 9" x 11' 0" (2.36m x 3.35m)

#### Bedroom 3

8' 9" x 10' 11" (2.67m x 3.34m)

#### Garage

15' 7" x 18' 3" (4.75m x 5.55m)





## EXTERNALLY

### Garden

### Off street

1 Parking Space

## ADDITIONAL INFORMATION

### Services

Mains electricity, water and drainage. Oil heating. 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.

### 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





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



## PFK Estate Agents

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