



1 Woodend Terrace, Tebay – CA10 3UZ

Guide Price **£170,000**

PFK

1 Woodend Terrace

Tebay, Penrith

A Beautifully Renovated Two-Bedroom End-Terrace Cottage with Countryside Outlook

This charming two-bedroom end-terrace cottage has been lovingly renovated by the current owners to create a stylish and move-in-ready home, ideal for first-time buyers or those seeking a characterful property in a peaceful setting.

The accommodation begins with a **welcoming entrance hall**, providing access to the staircase and the main living space. The **living room** is a bright and airy dual-aspect room, thoughtfully designed to maximise natural light. A standout feature is the wood-burning stove, set within a wood-framed recess with marble backing and feature lighting, creating a warm and inviting focal point. A useful understairs cupboard adds practicality, while a door leads through to the kitchen.

The **dining kitchen**, positioned to the rear, is fitted with a range of units topped with solid wood work surfaces and includes an integrated dishwasher. There is space for a freestanding cooker, fridge, washing machine and microwave, along with the boiler. This room offers ample space for dining and provides direct access to the rear of the property.



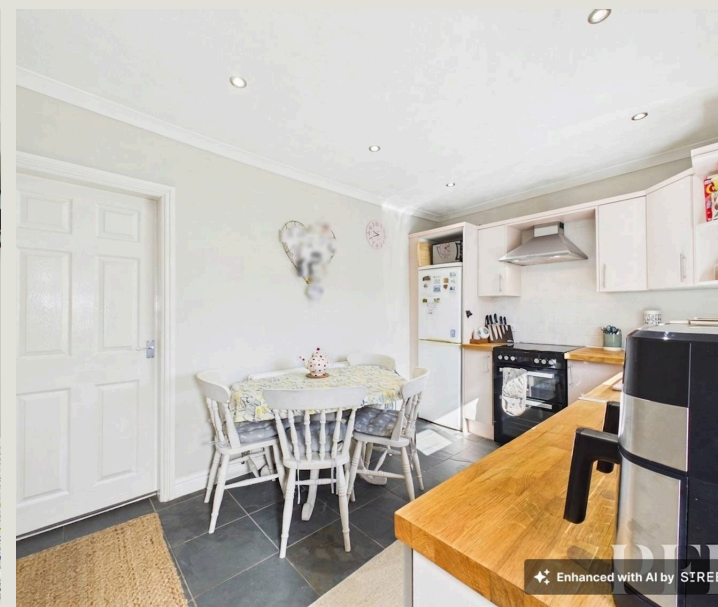
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Externally, the rear enjoys a pleasant outlook over open fields and features a **hard-standing seating area**, perfect for relaxing or placing potted plants. The space also includes the oil tank store and an adjoining outhouse, creatively transformed into an additional usable room known as **"The Shed."** Equipped with electricity and an electric heater, this versatile space includes a worktop, space for a fridge, and a bar area—ideal for entertaining or as a hobby space.

Please note: a right of way exists for neighbouring properties, both on foot and by vehicle, between the row of houses and the outhouses.

With its tasteful renovation, charming features and practical layout, this delightful cottage offers a fantastic opportunity to step onto the property ladder or secure a cosy and characterful home in a lovely setting.





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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.

- Attractive 2 bed end of terrace home
- Well-proportioned rooms
- Various upgrades and improvements throughout
- Delightful wood burning stove
- Renovated outhouse - Now 'The Shed' with heating and lighting
- Area of hard-standing to the rear - ideal seating area
- Tenure - Freehold
- Council Tax Band - A
- EPC Rating - TBC



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room

12' 2" x 9' 2" (3.70m x 2.79m)

Dining Kitchen

8' 10" x 12' 8" (2.70m x 3.86m)

FIRST FLOOR

Shower Room

Bedroom 1

12' 1" x 9' 10" (3.69m x 3.00m)

Bedroom 2

8' 10" x 7' 10" (2.70m x 2.38m)

EXTERNAL

'The Shed' / Outhouse

7' 6" x 11' 1" (2.28m x 3.37m)

Oil Tank Store

Rear Patio

Rear area of hard-standing with space for seating and array of flower pots.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. 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 - [///unfilled.womanly.reclaimed](#) or via the Post Code CA10 3UZ. A For Sale board has also been erected for identifying purposes.

Referrals and 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.
- 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.







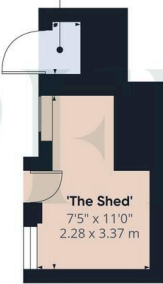
Hallway
2'10" x 2'9"
0.88 x 0.86 m

Floor 0 Building 1



Floor 1 Building 1

Oil Tank Store



Floor 0 Building 2

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Approximate total area⁽¹⁾

594 ft²
55.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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