



5 Tallows Whins, Penrith, CA10 1AR

Guide price £475,000



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# 5 Tallows Whins

Penrith, CA10 1AR

- Open plan Kitchen, Dining and Living space
- Mature garden with multiple seating areas
- Three ground floor reception rooms including an office
- Excellent amenities including local shop, train station, swimming pool, garage and school.
- Close to the market town of Penrith and the Lake District
- Ample parking and single garage
- Immaculately presented throughout
- Popular location on the edge of Lazonby village
- Fantastic transport links by road and rail

Set on the edge of the sought-after village of Lazonby, Tallows Whins enjoys an enviable position with far-reaching countryside views, offering a wonderful balance of rural tranquillity and everyday convenience. This beautifully maintained link-detached home provides generous and versatile accommodation.

The property opens into a bright and welcoming entrance hall, complete with a striking staircase and useful cloakroom. From here, the well-proportioned lounge offers a relaxing retreat, with direct access to a private patio—ideal for enjoying the peaceful surroundings. At the centre of the home lies an impressive open-plan kitchen, dining and living space, designed to be both stylish and functional. Filled with natural light, it provides an excellent setting for entertaining or day-to-day family life, with doors leading out to the rear garden for seamless indoor-outdoor living. A separate utility room, with external access and entry to the integral garage, adds practicality, while a dedicated study offers an ideal space for home working with pleasant outlooks towards the Eden Valley.

Upstairs, the sense of space continues with four generously sized double bedrooms. The principal bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Several rooms enjoy elevated views across the surrounding landscape, further enhancing the home's peaceful and scenic setting.

Externally, the property provides ample off-road parking alongside the integral garage, offering both convenience and additional storage. Combining space, comfort and a desirable village location, Tallows Whins presents an excellent opportunity to acquire a well-appointed home in a truly attractive setting



## GROUND FLOOR

Located on the edge of the highly regarded village of Lazonby, this beautifully presented home welcomes you with a bright and inviting entrance hall, setting the tone for the rest of the property. A feature staircase rises to the first floor, while a convenient W.C./cloakroom adds everyday practicality.

The generous lounge offers a superb space for relaxing and unwinding, with doors opening directly onto a separate patio area—perfect for enjoying the peaceful surroundings and seamless indoor-outdoor living.

Forming the true heart of the home is the impressive handmade open-plan kitchen with granite worktops and solid oak flooring, dining and living space, thoughtfully designed with modern family life in mind. This expansive area is flooded with natural light and provides the ideal setting for everything from family meals to entertaining guests. The dedicated seating area further enhances its versatility, with doors opening out onto the rear garden, creating a wonderful connection to the outdoors.

A separate utility room adds practicality for busy households, featuring its own external door leading to the rear patio as well as internal access to the integral garage. Completing the ground floor is a well-proportioned study, ideal for home working, which enjoys attractive views across the surrounding countryside and towards the Eden Valley.

### Hallway

### Lounge

### Kitchen Diner

### Reception Room

### Study/Snug

### Utility

16'2" x 18'0" (4.94 x 5.50)

22'2" x 15'0" (6.76 x 4.59)

21'3" x 12'1" (6.50 x 3.69)

8'7" x 12'2" (2.62 x 3.73)

9'5" x 7'1" (2.88 x 2.16)





### FIRST FLOOR

Accessed via the feature staircase, the first floor continues to impress, offering four spacious double bedrooms, ideal for families or those requiring flexible accommodation. The principal bedroom benefits from a well-appointed en suite shower room, while the remaining bedrooms are served by a stylish family bathroom. Several of the rooms take full advantage of the property's elevated position, enjoying fantastic far-reaching views across the surrounding countryside, further enhancing the sense of tranquillity this home provides.

<b>Principal Bedroom</b>	11'9" x 11'5" (3.59 x 3.48)
<b>Principal Ensuite</b>	4'4" x 8'3" (1.33 x 2.52)
<b>Bedroom Two</b>	12'3" x 12'8" (3.74 x 3.88)
<b>Bedroom Three</b>	9'6" x 13'0" (2.91 x 3.98)
<b>Bedroom Four</b>	9'6" x 8'2" (2.91 x 2.51)
<b>Bathroom</b>	7'2" x 8'3" (2.20 x 2.53)
<b>Garage</b>	9'3" x 18'0" (2.83 x 5.51)

### Outside

### Services

Mains water, electric and drainage.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

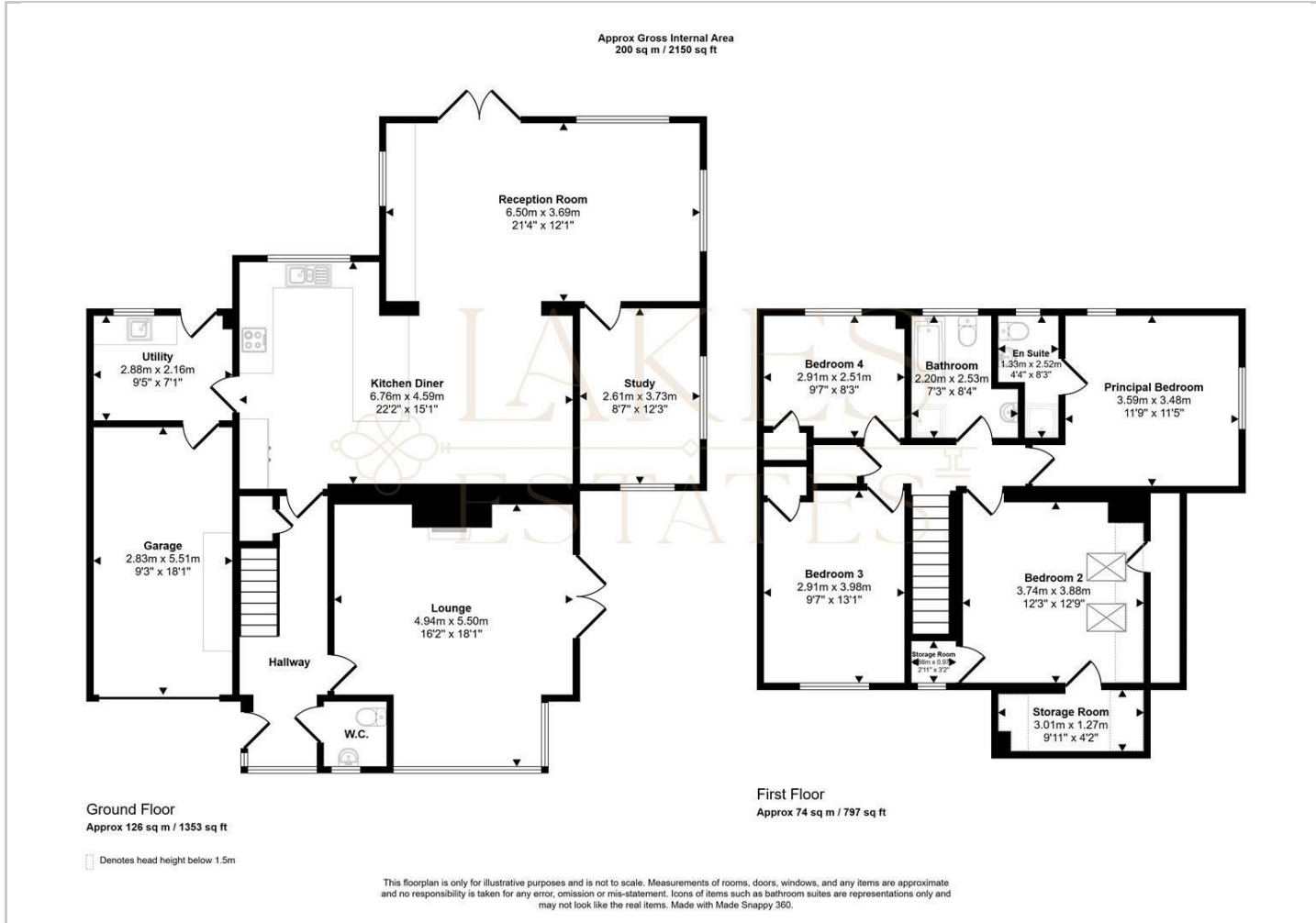
### Directions

What3words location: ///invested.fittingly.pausing

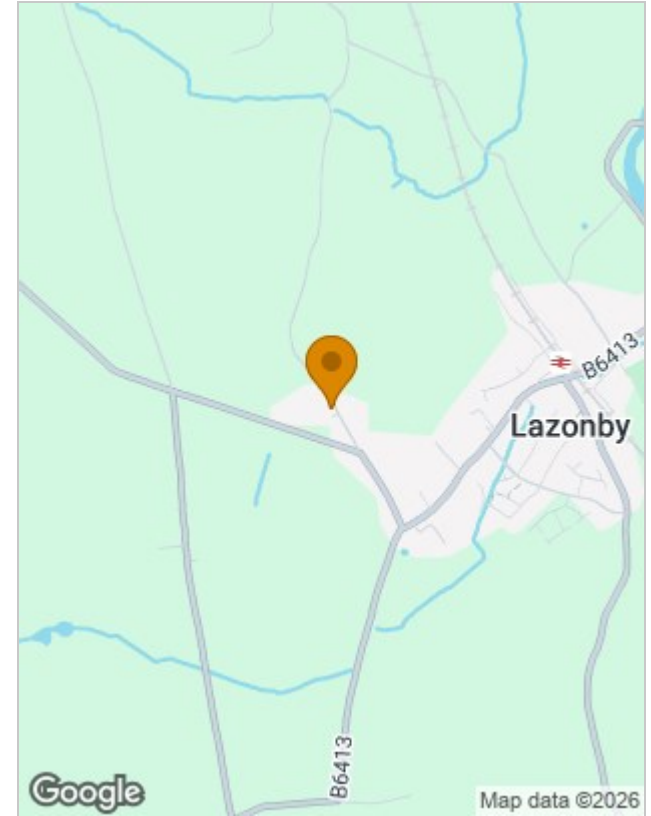




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.