J.R. HOPPER & Co. Est. 1886



TEBAY • CA10 3TH

Fern Lea

Guide Price £260,000 - £280,000

3 | D

AT A GLANCE

- Three Floors of Space to Enjoy!
- Three Well-Proportioned Bedrooms
- Dedicated Office Space & Mezzanine Storage
- Chain Free
- Detached Double Garage – So Much More Than Parking!
- Versatile Attic Room With Excellent Potential
- Attractive Low-Maintenance Enclosed Gardens
- Deceptively Spacious with Endless Possibilities
- Two Reception Rooms With Multi-Fuel Stoves
- Fantastic Access to the M6

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THE PROPERTY

Three Floors of Space to Enjoy!

Fern Lea is a deceptively spacious, three-storey semi-detached home, offering generous and versatile accommodation with plenty of potential.

Ideally positioned just minutes from Junction 38 of the M6, the property enjoys excellent transport links, providing convenient access to the nearby towns of Penrith, Kendal and Lancaster. Tebay has a strong sense of community and offers a good range of local amenities, including shops, a primary school, medical facilities and a church, making it a practical and appealing location for both families and professionals.

Offering generous and versatile accommodation arranged over three floors, Fern Lea provides a well-balanced combination of living and bedroom space. To the ground floor is a spacious sitting room featuring a multi-fuel stove, together with a formal dining room, also benefiting from a multi-fuel stove, and a well-appointed kitchen. The first floor provides three bedrooms, served by the family shower room. To the second floor is a spacious attic room, offering excellent versatility and making an ideal home office, hobby room or additional storage space, subject to the purchaser's requirements.

Storage has been thoughtfully considered throughout the property, providing useful and practical solutions for modern family living.

Externally, Fern Lea benefits from a detached double garage with an impressive range of potential uses. The garage incorporates a converted area, currently providing an ideal office or craft room, together with a mezzanine level offering additional storage. Plumbing is also available within the garage, providing the opportunity for the space to be adapted to suit a variety of needs, such as a home gym with shower facilities or a separate utility area, subject to any necessary consents.

The property is complemented by enclosed, low-maintenance patio areas to both the front and rear, with raised borders adding an attractive touch and providing pleasant outdoor spaces for relaxation and entertaining.

Fern Lea represents an excellent opportunity to acquire a spacious and versatile family home in a well-connected village location, with excellent transport links and a wealth of potential to adapt the accommodation and outbuildings to suit individual requirements.

> *"Detached Double Garage – So Much More Than Parking!*

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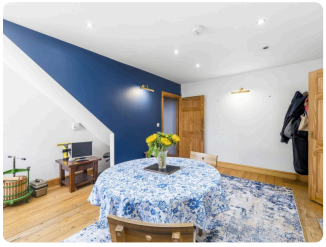
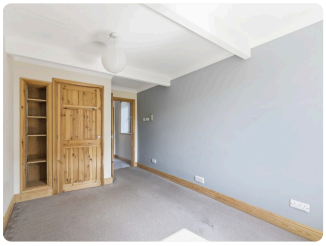
GALLERY

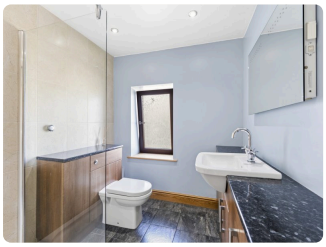
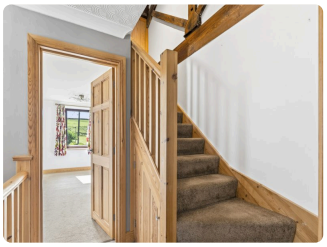
Every room, inside and out





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GALLERY









REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Fern Lea properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Living Room

Coir matting. Step up into the spacious living room. Fitted carpet. Coved ceiling. Wall lights. TV & telephone point. Fireplace housing multi fuel stove. Electric radiator. Large window to the front with window seat. UPVC external door to the front.

Dining Room

Floorboards. Downlights. Wall lights. Stone fireplace housing multi fuel stove. Window to the side of the property.

Kitchen

Tiled flooring with underfloor heating. Good range of wall and base units with complementary worktops. Part tiled walls. Double stainless steel sink. Integrated gas hob, extractor hood, induction hob, dishwasher, electric oven and grill. Space for fridge freezer. Plumbing for washing machine. Large window to the rear. Wooden external door to the side of the property.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Coved ceiling. Built in under stairs storage cupboard. Radiator. Window to the side of the property.

Bedroom One

Front double bedroom. Fitted carpet. Coved ceiling. Built in walk in wardrobe and shelving. Window to the front.

Bedroom Two

Front double bedroom. Fitted carpet. Coved ceiling. TV point. Built in under stairs storage cupboard, housing hot water tank. Window to the front.

Shower Room

Tiled flooring with underfloor heating. Downlights. Extractor fan. Part tiled walls. W/C in vanity unit. Wash basin in vanity unit. Large shower cubicle with power shower. Heated towel rail. Frosted window to the rear.

Bedroom Three

Rear bedroom. Fitted carpet. Coved ceiling. TV point. Window to the rear.

03 SECOND FLOOR

Stairs & Landing

Turned staircase. Fitted carpet. Exposed beams and trusses. Two built in eaves storage cupboards.

Attic Room

Fitted carpet. Pitched ceiling. Exposed beams and trusses. Built in under eaves storage. Radiator. Velux window.

04 OUTSIDE

Front

Steps up to front door. Low maintenance patio area.

Rear

Private and enclosed low maintenance patio area. Raised flower beds. Decking area. Established shrubbery. Garden store.

Garage

Double garage. Concrete flooring. Power & light. Electric roller door. Plumbing. Converted area ideal for an office or craft space. Mezzanine area ideal for storage.

Parking

Off road parking for two vehicles in front of the double garage.

AGENTS NOTES

Mains electric, water & drainage. Double glazing throughout. Underfloor heating in the kitchen & shower room. Electric radiators & multi fuel stoves downstairs. Radiators upstairs heated from back boiler. Flood Risk: Very Low Broadband: Basic 8 Mbps Superfast 80 Mbps Ultrafast 1800 Mbps

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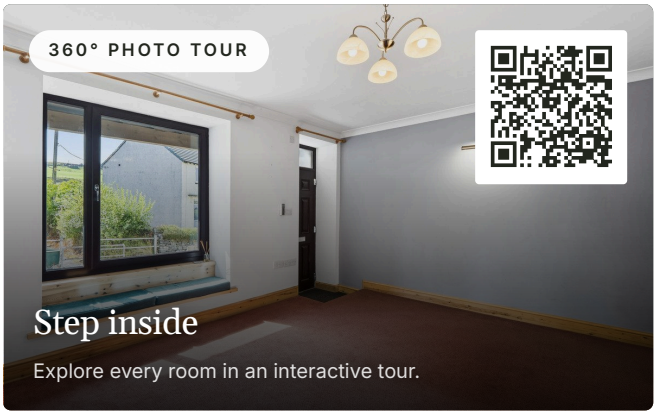
ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 17th May 2021

PDF · 0.12 MB

“Deceptively Spacious with Endless Possibilities

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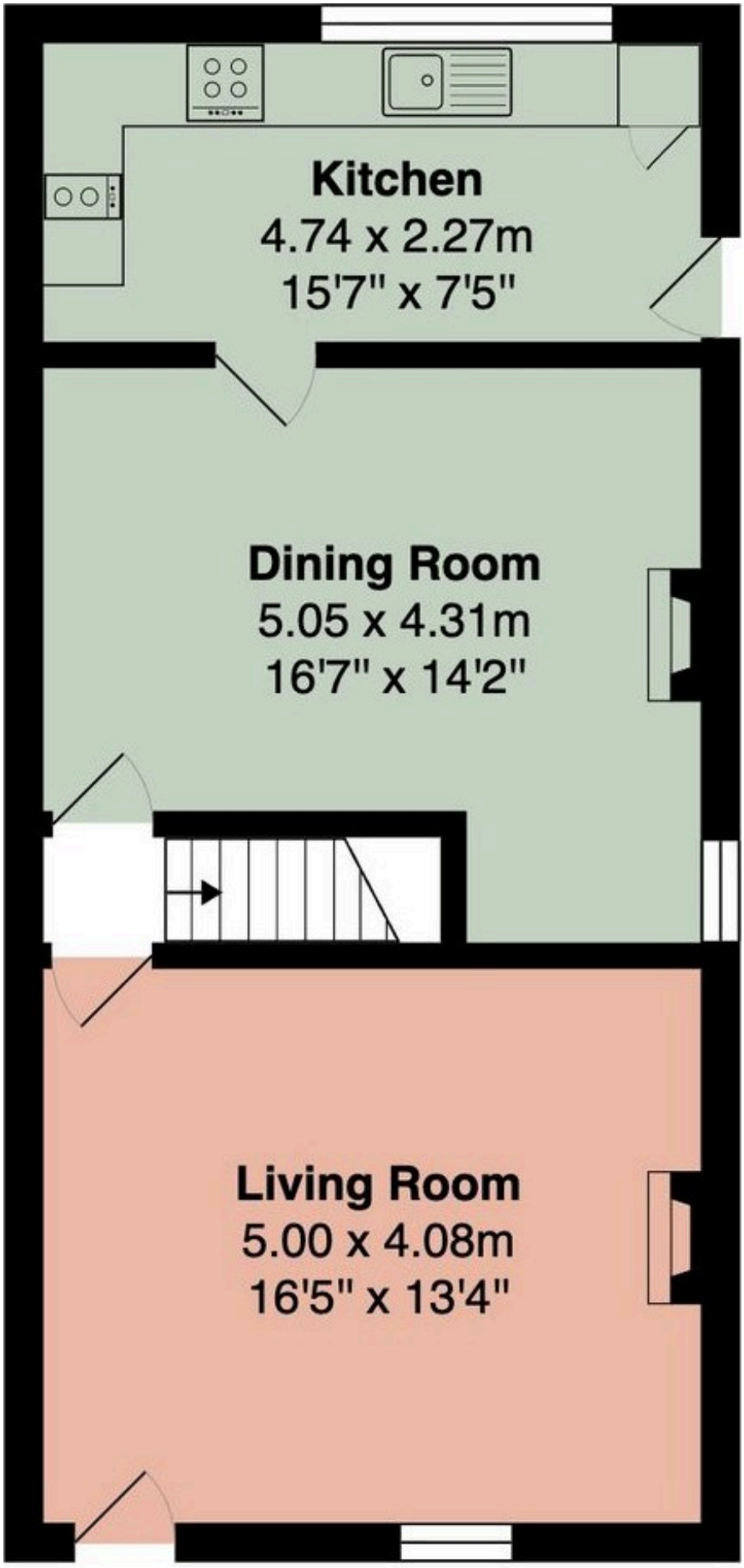

Ground Floor

Area: 56.2 m² ... 605 ft²

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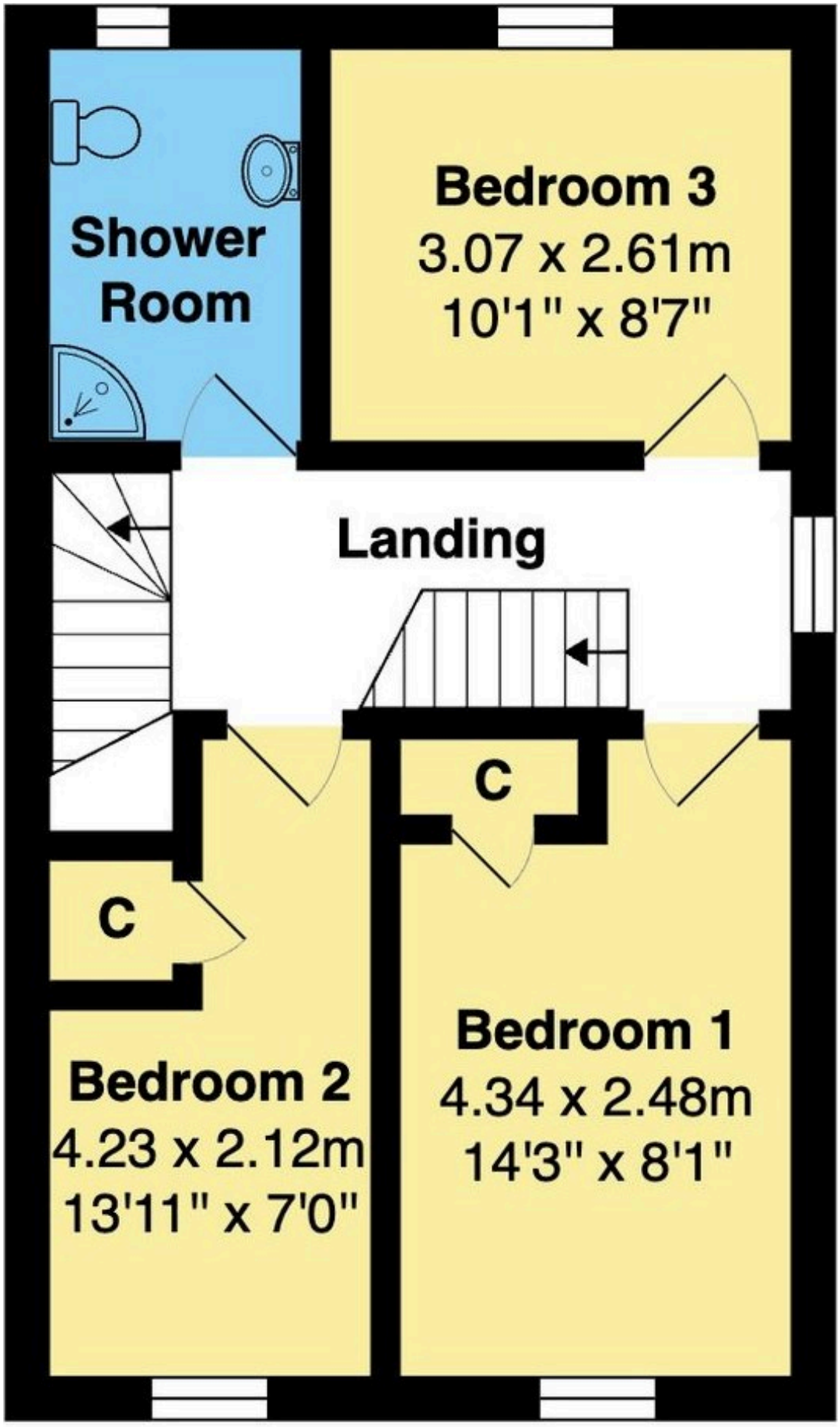

First Floor

Area: 43.0 m² ... 463 ft²

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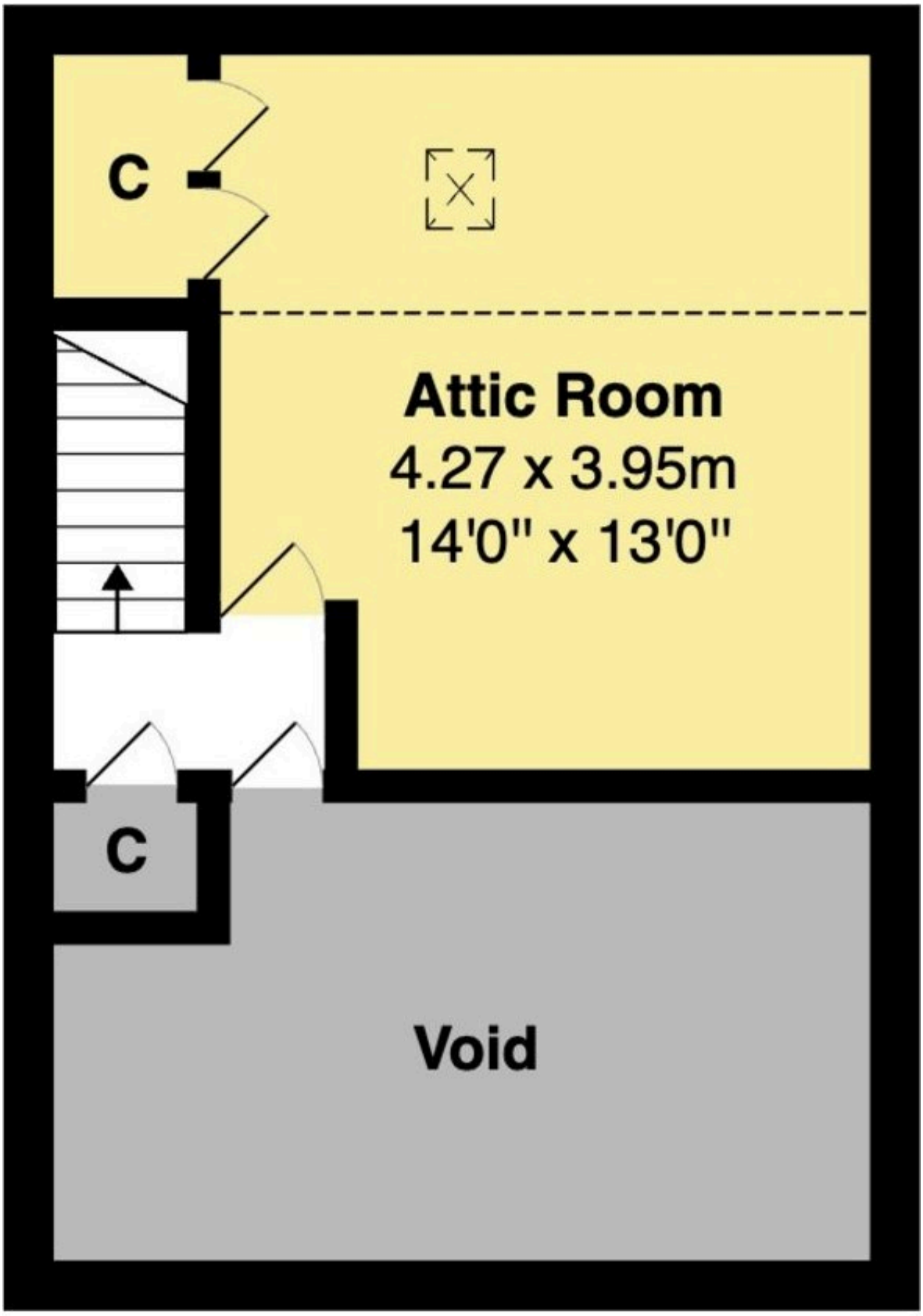

Second Floor

Area: 21.5 m² ... 232 ft²

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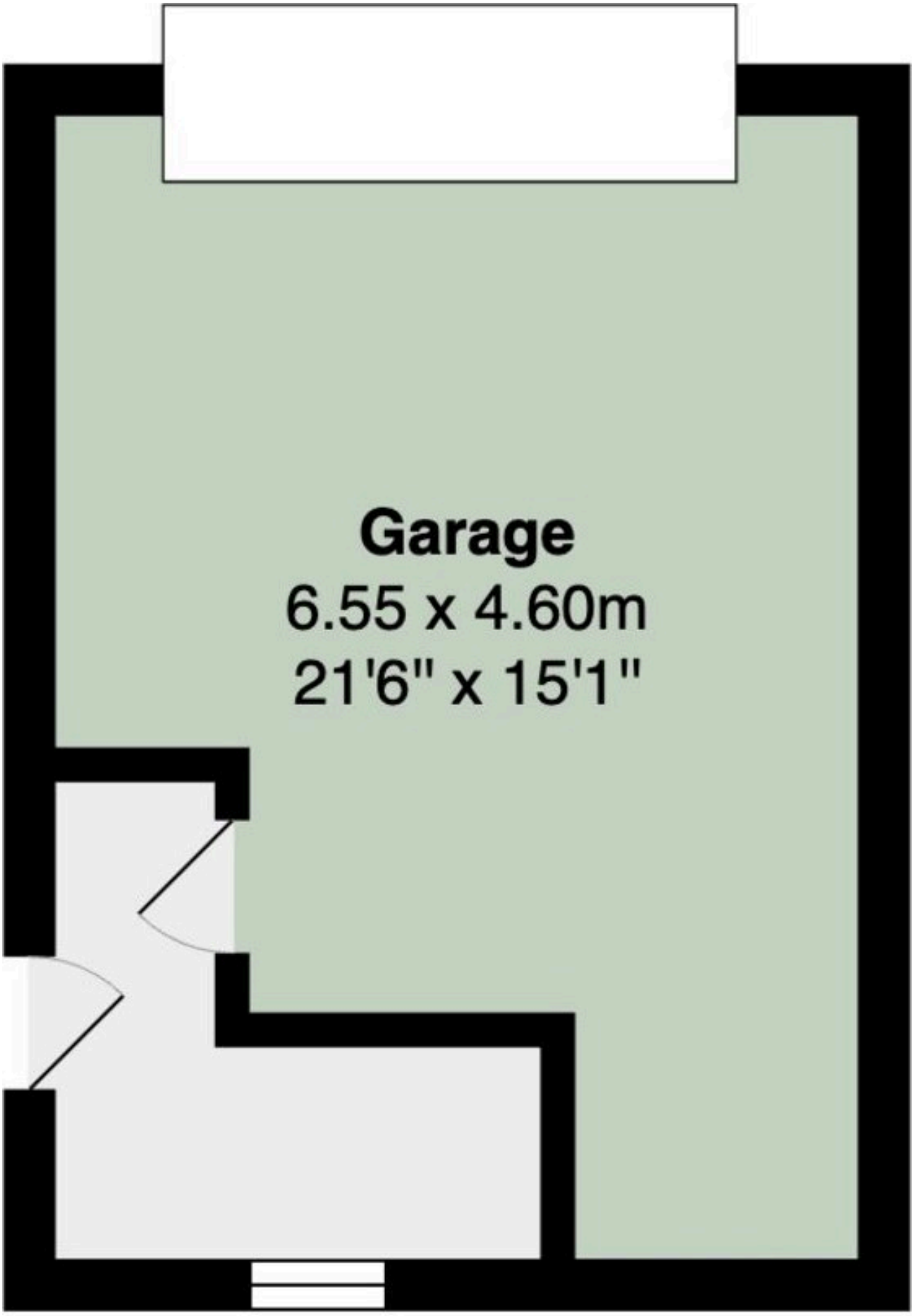

Outbuilding

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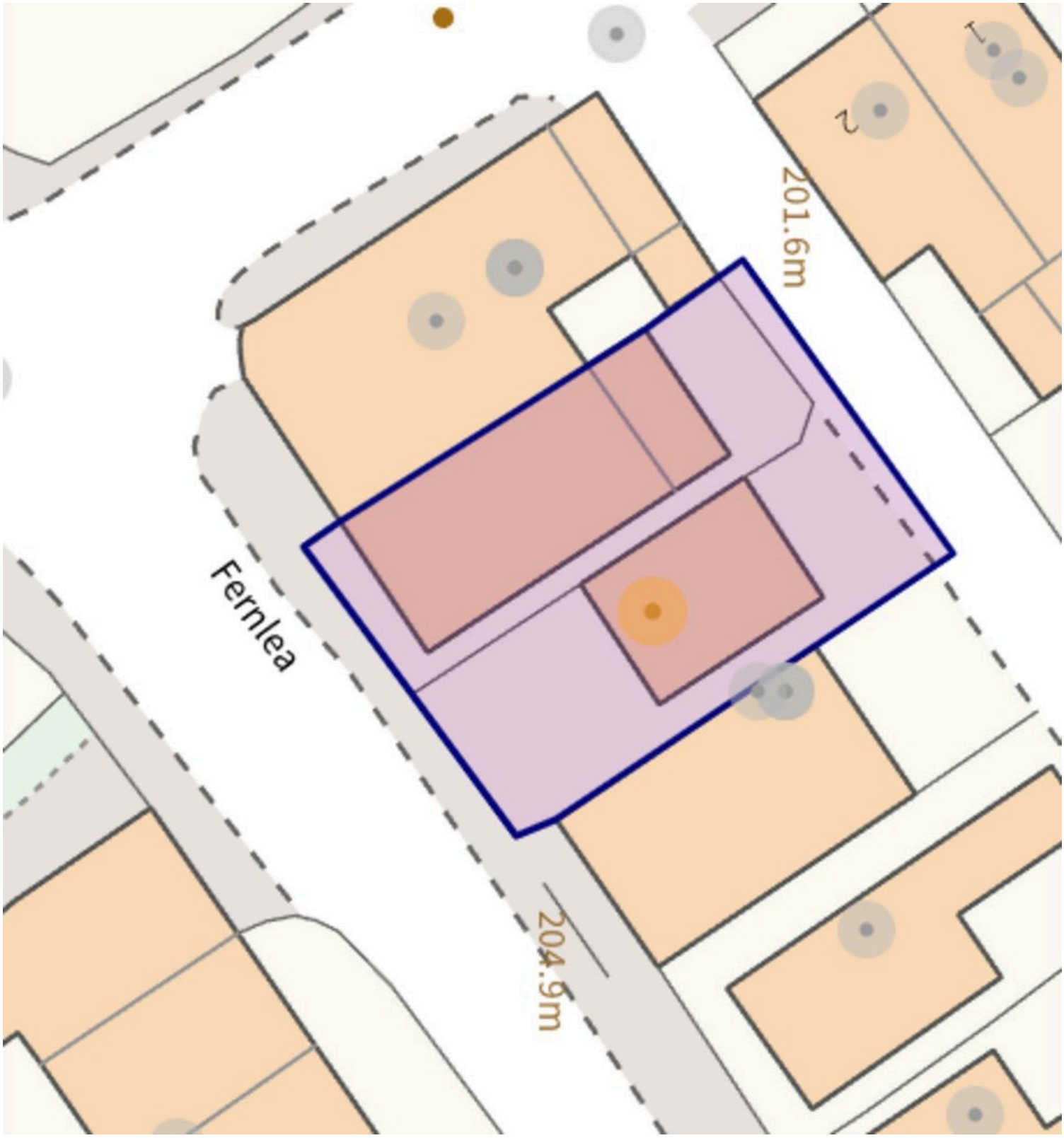

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