



9 Church Rise, Tebay, CA10 3SL

Guide Price **£225,000**

PFK

9 Church Rise

The property:

Ready and waiting with no onward chain is this spacious 3 bed semi, set in a quiet cul-de-sac in Tebay, with front and rear gardens, ample driveway parking and a detached garage.

This property offers a great location for commuters and lovers of the great outdoors alike, placed perfectly for access to the M6, the Lake District and the Yorkshire Dales. Kendal is just 12 miles south, Penrith 18 miles to the north and the village offers handy amenities including a primary school, doctors and a pub.

The property benefits from a log burning stove in the lounge, perfect for cosy nights in and the heating is via electric radiators and there are solar panels installed to help with the bills and the properties eco credentials. The entrance hallway offers plenty of space for coats and shoes, plus understairs storage, there is a lounge to the front aspect and a spacious dining kitchen to the rear with access to the cloakroom WC and door out to the rear garden. The first floor landing has loft access and further storage and doors off to the three well proportioned bedrooms and the family bathroom.





Tebay, Penrith

The location:

Tebay is a small, picturesque village 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. Located just off the M6, junction 38, amenities include a primary school, public house and doctors and 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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Directions

9 Church Rise can be located with the postcode CA10 3SL and identified by a PFK For Sale board. Alternatively by using What3Words: [///affirming.length.prom](https://www.what3words.com/affirming.length.prom)



ACCOMMODATION

Entrance Hall

Lounge

13' 11" x 10' 5" (4.24m x 3.18m)

Kitchen / Dining

17' 4" x 11' 9" (5.28m x 3.59m)

Cloakroom WC

5' 6" x 2' 10" (1.68m x 0.86m)

FIRST FLOOR

Landing

Bedroom 1

11' 7" x 9' 5" (3.53m x 2.86m)

Bedroom 2

11' 9" x 9' 8" (3.59m x 2.95m)

Bedroom 3

7' 9" x 7' 3" (2.35m x 2.22m)

Bathroom

7' 7" x 5' 6" (2.30m x 1.67m)

EXTERNALLY

Front and rear gardens.

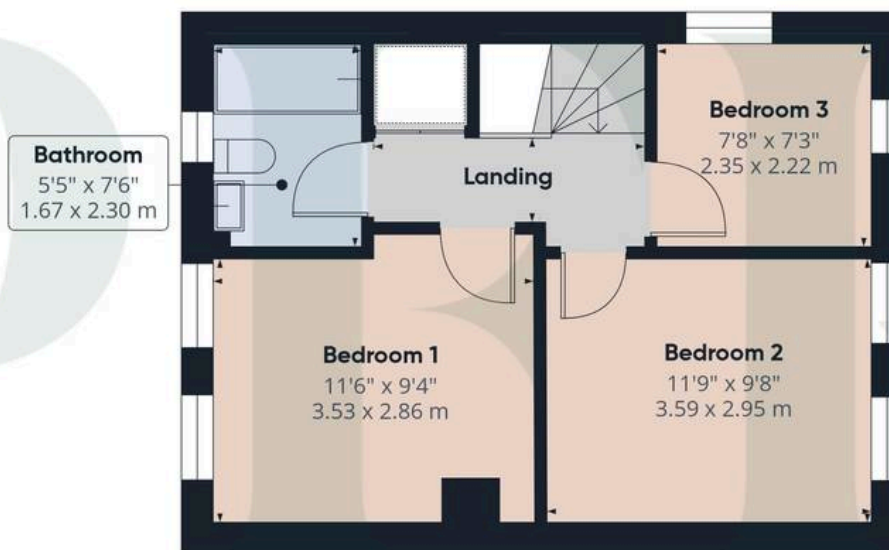
Driveway - 2 Parking Spaces

Garage - Single Detached Garage





Floor 0



Floor 1

Approximate total area⁽¹⁾

746 ft²

69.4 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.

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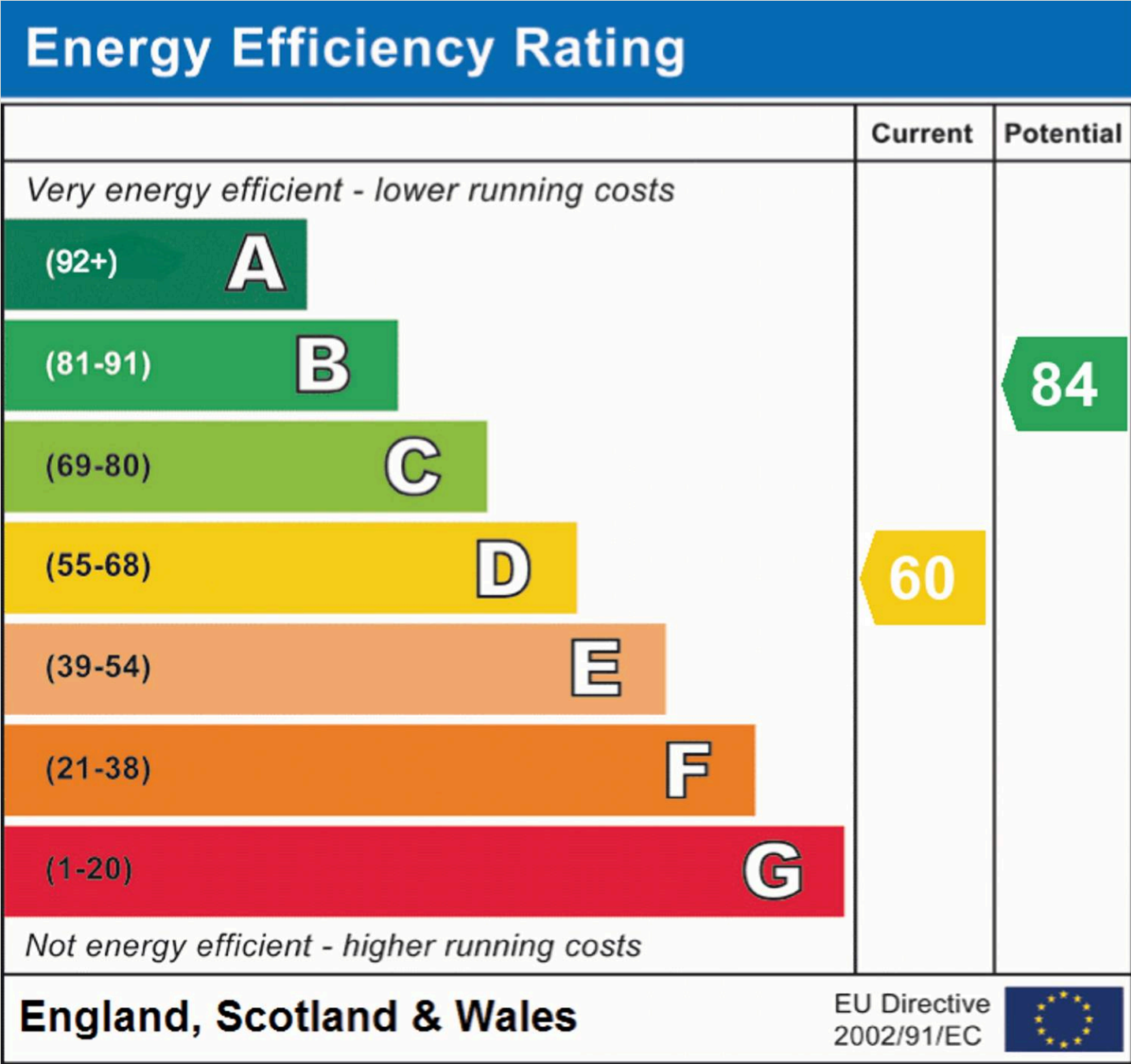
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; electric heating, solar panels and double glazing installed throughout. 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.

Referral Fee Disclosure

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