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Longdale, Tebay, Penrith, CA10 3UJ

Offers Over £285,000



- Three Bed Semi Detached Barn Conversion
- Undergone Full Refurbishment by Current Owners
- Newly Fitted Kitchen and Stylish Bathroom
- Integral Garage & Parking for Multiple Vehicles
- Easy Access to Lake District and Located in the Yorkshire Dales National Park
- Lovely Rural Location in Quite Hamlet
- Open Plan Living and Dining Area
- Amazing First Floor Terrace
- Secure Garden
- Council Tax Band C

Tel: 01539 816399

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This beautifully presented three-bed semi detached home has undergone a major refurbishment by the current owners and is located in the hamlet of Longdale and set in glorious Cumbrian countryside. It is arranged in the 'upside down' format with the living areas and kitchen on the first floor and the bedrooms on the ground floor and what brings the design together is the amazing raised terrace which extends the first floor social space, provides wonderful views of the surrounding countryside, and connects the outside and inside together beautifully. The accommodation comprises of a vestibule, living room with dining area, fitted kitchen, and the impressive terrace, and to the ground floor there are three bedrooms and a stylish ground floor bathroom. Outside you will find a a secure garden with stonewall boundaries, parking for up-to three vehicles and an integral garage. The house is double glazed and has oil-fired central heating and must be viewed!

Situated on the edge of the picturesque village of Tebay, Longdale enjoys an enviable setting within the beautiful Upper Lune Valley, surrounded by rolling fells and open countryside. Tebay is a thriving Cumbrian village offering amenities including a primary school, church, public houses, sports facilities and a doctor's surgery. There is a shop at J38 and a Post Office in Orton. For a wider selection of amenities and professional services, the historic market towns of Kendal (approximately 15 miles), Penrith (approximately 20 miles) and Kirkby Stephen (10 miles) are all easily accessible, offering supermarkets, independent shops, national retailers and secondary schools

And whilst located int Yorkshire Dales National Park, the Lake District is within easy reach meaning Longdale offers an appealing balance of rural tranquility, accessibility and outstanding access to some of the country's most beautiful scenery.

Directions:

what3words///elevated.salt.mermaids

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Entrance Vestibule

From the first floor terrace you enter into a vestibule which is ideal for kicking off shoes and hanging coats. Discretely stored behind a modesty curtain is a utility area where there is space and plumbing for a washing machine, a tumble dryer, and further storage.

Living Room

A timber, part glazed door then takes you into the beautiful living room and dining area featuring clean plastered walls, exposed stone elevations and decoratively wallpapered reliefs. Being located on the first floor there are elevated views from the windows to three elevations allowing an abundance of natural light to flood in. In the lounge area there is plenty of space for a sofa, chairs and a television table with the focal feature being a wood burning stove recessed into the chimney breast and sat on a slate plinth.

Dining Area

In the dining section of the room there is decorative wall panelling to the half elevation, space for a family sized dining table and chairs, and long country views from windows to two elevations.

Kitchen

Located off the lounge, the kitchen is fitted with a range of sage green cabinets at wall and base level and there is a butcher's block work-surface running over. Oak shelves key in with the work-surface and the vibe is a modern take on the classic country kitchen style. Integral appliances include an electric hob with a matching glass splashback and an extractor fan over, an electric oven, fridge/freezer, and an inset sink with mono tap over.

Terrace

The large first-floor terrace is a delight, providing an elevated view over the surrounding rolling countryside and creating a grand approach to the living accommodation. A slate style tile covers the floor area, whilst the multiple glass panels forming the balustrade ensure that the view is unobscured. The grey metal frame of the terrace structure sits well next to the exposed stone elevations of the house. This is a wonderful extension to the living space, creating extra room for relaxing in the sun and socialising with friends and family. The steps from the house lead down into the garden.

Inner Hall & Stairs to Lower-Level

Making your way downstairs to the bedrooms you first pass through an inner hall located off the living room. A timber and glass wall partition ensures the stairwell is illuminated with natural light and descending down the stairs you come to landing area which provides access to all the ground floor accommodation.

Bedroom One

The largest of the rooms is a generously sized double, with space for wardrobes and a chest-of-draws. Decorative wood paneling sits behind the bed-head area, an exposed wood beam spans the ceiling and there is a window to the side elevation.

Bedroom Two

The second double room has a window to the front elevation overlooking the garden, decorative wood paneling and an exposed beam to the ceiling.

Bedroom Three

The third room is a single and has optional uses as a bedroom, office, dressing room or perhaps a nursery.

Bathroom

A stylish bathroom comprising of four-pieces with a shower cubicle with thermostatic valve control and rainfall shower head, a wash-hand basin set on top of a vanity unit and with a wall mounted mono tap, a low level WC, and a free-standing bath with a flush fitted wall tap with concealed valve. Elegant white tiles with a grey grout cover the splash areas and there is a decorative radiator and an extractor fan.

Integral Garage & Parking

The garage has light and power and sits behind a gravel driveway for off-road parking. To the front of the house there is further space for roadside parking for two vehicles.

Garden

Beautiful stonewalls provide secure boundaries to three sides of the garden which is mostly laid to lawn with pretty stone flags creating a patio. Double wooden gates secure the driveway and you will find the oil fired boiler in the outside space along with the oil tank. On the other side of the stonewalls is a quiet, rarely used country lane.

Private Drainage

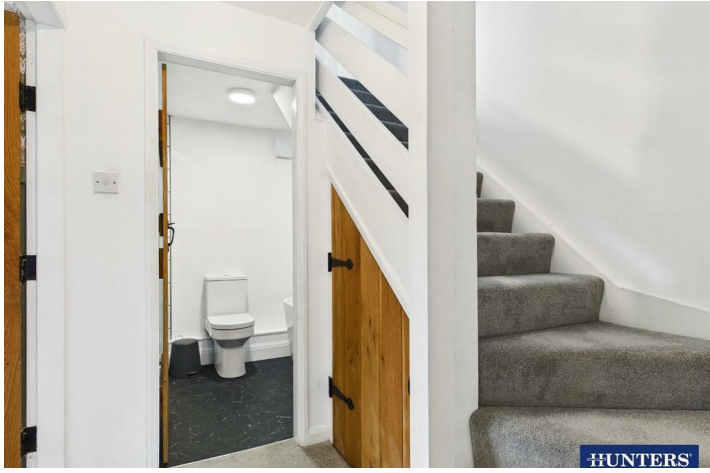
Drainage is provided by a septic tank that is shared with the neighbouring property. At the point the property changes hands with the new owner, the tank will comply with the General Building Rules 2020. Ask agent for details.

Agents Note

Be advised that the property cannot be used as a holiday rental or Airbnb, though it can be used as second home. Part of the land where the oil boiler is located is officially unregistered but it has been used continuously by The Barn and sits within the walled boundary.

Floorplan





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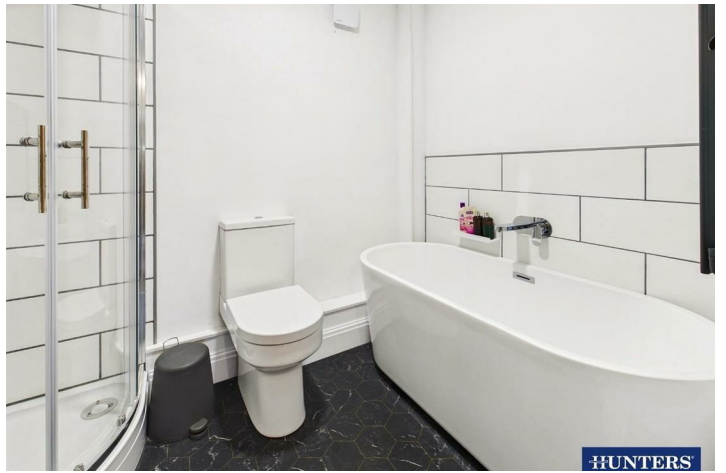
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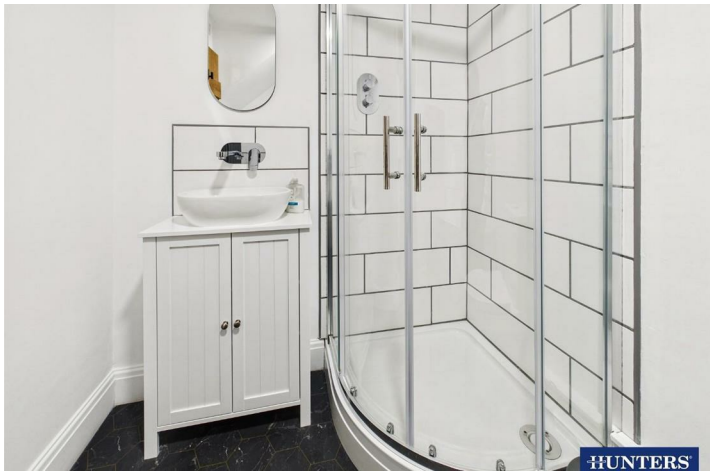
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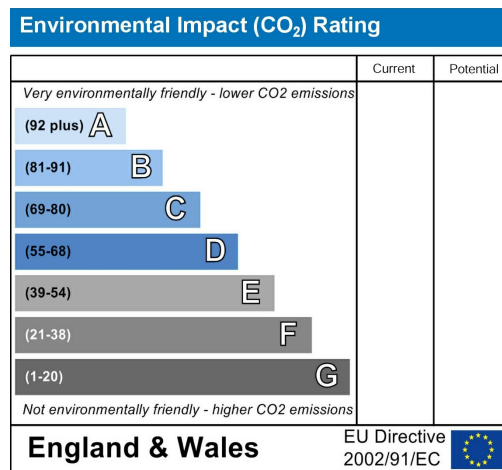
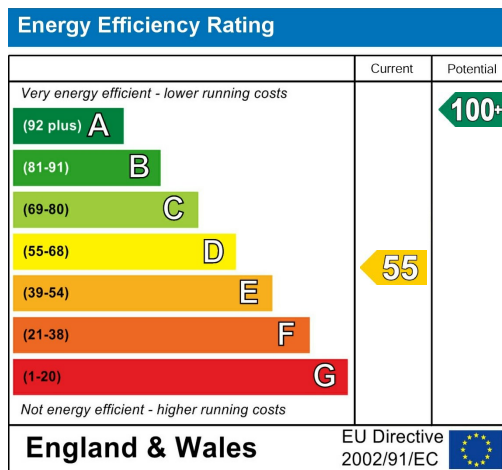
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Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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