



Lune Valley Cottages, Tebay, Cumbria, CA10 3XD

- Two bed terraced home
- Living room
- One double, one single bedroom
- Parking for two vehicles
- No chain
- Very well presented
- Kitchen
- Bathroom
- Courtyard to rear
- Council Tax A

£155,000

HUNTERS
HERE TO GET *you* THERE

Lune Valley Cottages, Tebay, Cumbria, CA10 3XD

DESCRIPTION

This is the sale of a well appointed property in the village of Tebay. Set in a small row of five cottages, this lovely home comprises of: Entrance hall, cloakroom, living room open plan to the kitchen, two bedrooms and a bathroom. Outside there is parking for two vehicles and a courtyard garden to the rear. Glimpses and views of the hills and countryside are on offer from the front and rear elevations.

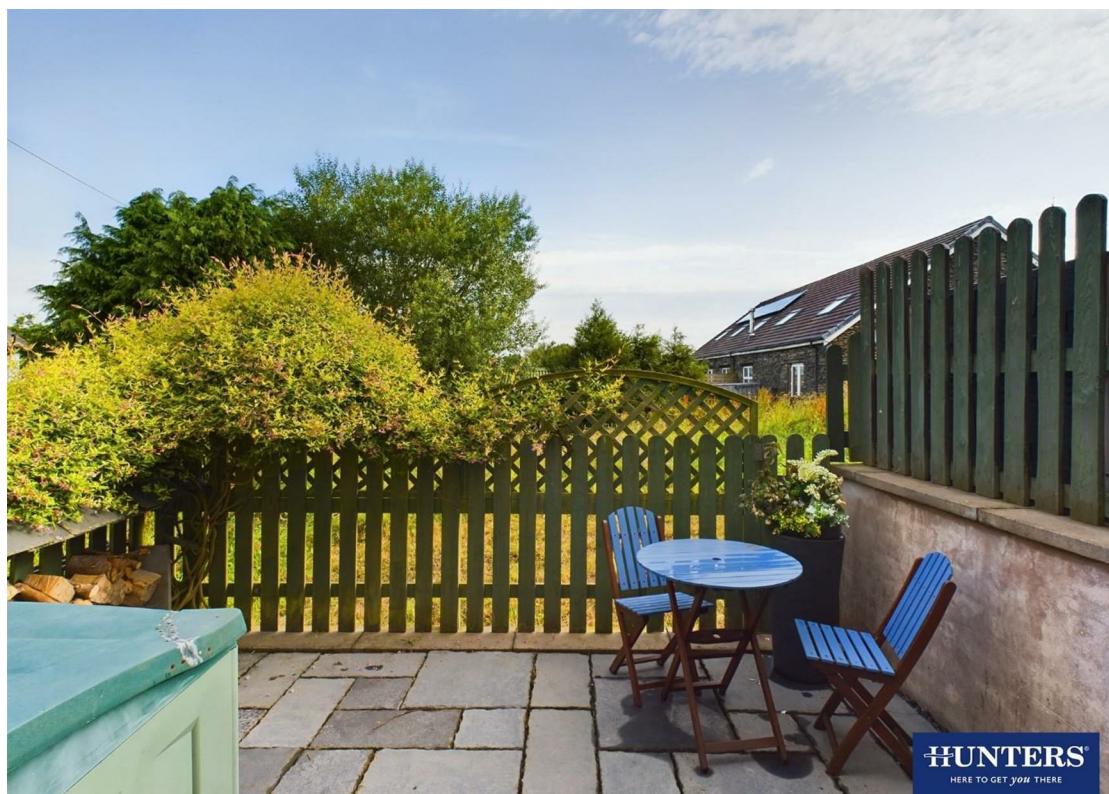
Used as a holiday home for the last few years by the current owners, this is an ideal purchase for similar buyers looking to enjoy a Cumbrian base on the doorstep of the Lake District National Park or maybe a first-time buyer or downsizer.

Potentially the property could be sold with all the furniture (subject to negotiation), making an ideal purchase for those looking for a lock up and go retreat, or first home.

Tebay has a range of amenities including a primary school, public house, Post Office, and a doctor's surgery. The M6 is easily accessed and the towns of Kendal (12 miles) and Penrith (19 miles) are a short drive away. The property is also perfectly placed for access to the Lake District National Park with Windermere being 30 minutes by car and this is a great base from which to explore the Yorkshire Dales National Park which is close by.

Location: What3Words - rope.obviously.martini







Ground Floor



Floor 1

Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Approximate total area⁽¹⁾

533.46 ft²
49.56 m²

Reduced headroom
13.45 ft²
1.25 m²

⁽¹⁾ Excluding balconies and terraces

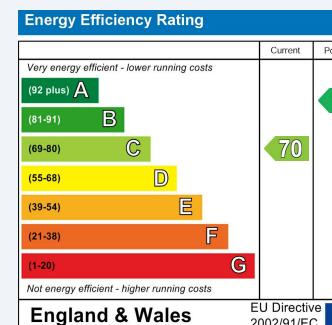
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.