

Overbeck Scaur Lane, Penrith, CA10 1AH

Guide Price Guide price £450,000

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Overbeck Scaur Lane

Penrith, CA10 1AH

- Peaceful and private three bedroom detached bungalow
- Sought-after village location with school, shop, pub and railway station
- Set in a disused quarry, surrounded by impressive Lazonby Red Sandstone
- Spacious sun room with vaulted ceiling and garden views
- Recently refitted kitchen, utility room, bathroom and shower room
- Nestled in the heart of Lazonby on a plot of just under two thirds of an acre
- Stunning landscaped gardens with 21ft waterfall and small orchard
- Architect designed and beautifully presented throughout
- Dining/entrance with exposed brick walls and floor-to-ceiling glazing
- Garage, two car ports, summerhouse and plenty of parking

Overbeck is a peaceful and private three bedroom detached bungalow, nestled in the heart of Lazonby. It sits within just under two thirds of an acre of landscaped gardens in a disused quarry, surrounded by impressive Lazonby Red Sandstone, which creates a sheltered and unique setting. Architect designed and built in 1986, it combines warm red brick and natural timber with plenty of glazing to capitalise on the green, leafy outlook, so the mature trees and garden are visible from almost every room.

The accommodation is beautifully presented and arranged on a single level. The dining/entrance is a standout feature, with exposed red brick walls, a pine-boarded ceiling and floor-to-ceiling glazing that provides a dual aspect and opens onto the front patio. A hall leads through to the rest of the bungalow. The lounge is a comfortable, well-proportioned room with a solid fuel stove, and glazed doors open into the sun room. With its vaulted ceiling, timber panelling and windows on three sides looking across the garden, it works equally well as a music room, snug or home office.

The recently refitted Wren kitchen has sage green shaker-style units, an induction hob with extractor, an integrated oven and a window over the sink. The separate utility room has a sink, space for appliances and a door to the garden, and there is also a cloakroom/W.C.

There are three bedrooms. The principal bedroom is a generous double with built-in wardrobes and a garden outlook, bedroom two is a further double with space for furniture or a desk, and bedroom three is a single, ideal as a child’s room, guest room or study. The family bathroom is complemented by a separate shower room with a rainfall shower, copper-finish fittings and a heated towel rail. The bungalow also benefits from underfloor heating and double glazing.

Early viewing is highly recommended to appreciate both the setting and the quality of the accommodation.

Directions

What3words location: ///somewhere.crunched.cope







Lounge	14'9" x 13'5" (4.52 x 4.11)
Conservatory/Sunroom	12'1" x 10'3" (3.70 x 3.14)
Kitchen	7'6" x 12'7" (2.31 x 3.86)
Dining/Entrance Hall	10'9" x 9'8" (3.29 x 2.97)
Utility	6'8" x 11'3" (2.04 x 3.45)
W.C	
Hall	12'7" x 2'8" (3.85 x 0.83)
Principal Bedroom	10'0" x 11'9" (3.07 x 3.59)
Bedroom Two	9'8" x 9'7" (2.96 x 2.93)
Bedroom Three	8'9" x 8'11" (2.67 x 2.73)
Bathroom	6'8" x 5'10" (2.05 x 1.79)
Shower Room	

Outside

Overbeck sits within the floor of a disused quarry, with dramatic walls of Lazonby Red Sandstone rising around the plot and giving the gardens a real sense of shelter and seclusion. The landscaped grounds, extending to just under two thirds of an acre, have been shaped around this setting. A winding gravel driveway leads past a lawn with mature beech, ash, oak, pine, silver birch and rowan trees to the foot of the quarry face, where a seating area overlooks the 21ft waterfall as it drops down the sandstone. Rhododendrons and hedging give further privacy, and a wooded bank rises behind the bungalow.

To the rear is a second lawn with further landscaped seating areas framed against the quarry wall. Along the beck there is a small orchard with several apple trees, as well as plums, gooseberries and blackcurrants.

A timber summerhouse with a gravelled seating area and fire pit makes an ideal spot for entertaining or a garden studio. There is also a hanging chair area, a front patio and plenty of space to sit out. Parking is ample, with the garage, two car ports and a large gravel driveway.







Location

Lazonby is a village well regarded for its community feel. It has a local school, a shop, a pub and a train station, a combination that is increasingly difficult to find and genuinely useful for everyday life. For anything more, Penrith is a short drive away, offering the full range of market-town amenities, excellent transport links via the M6 and the West Coast Main Line, and easy access to the North Lakes and the wider Lake District beyond.

Services

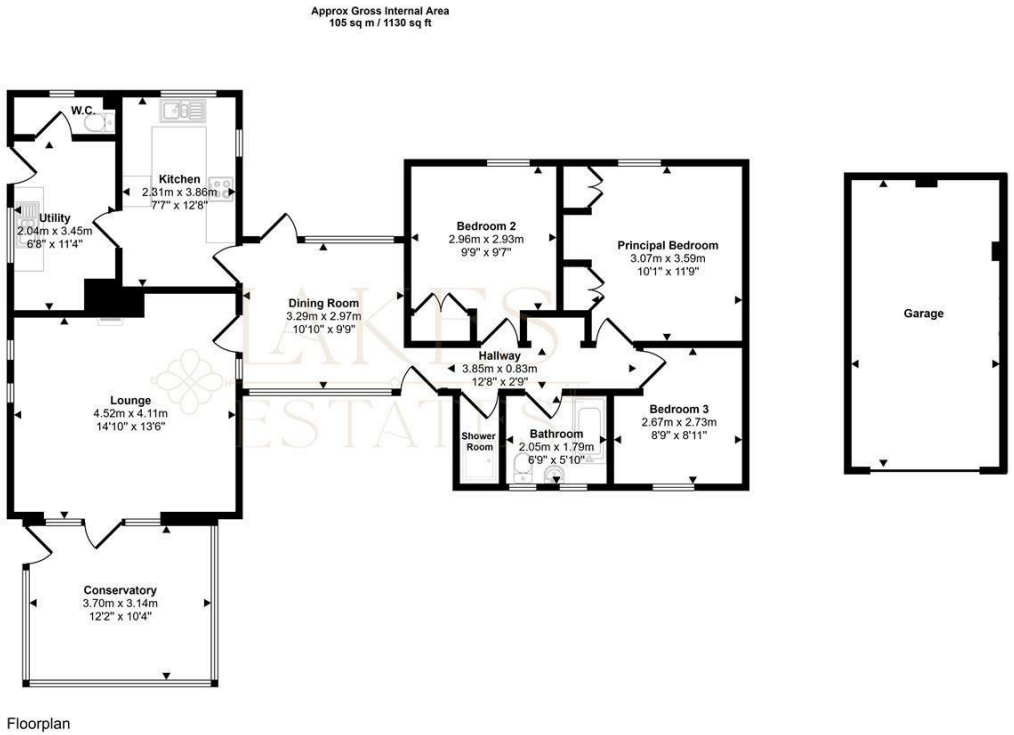
Mains water and electricity are believed to be connected. Drainage is to a septic tank, with a pump to the mains for grey water. Heating is by LPG central heating.

Please Note

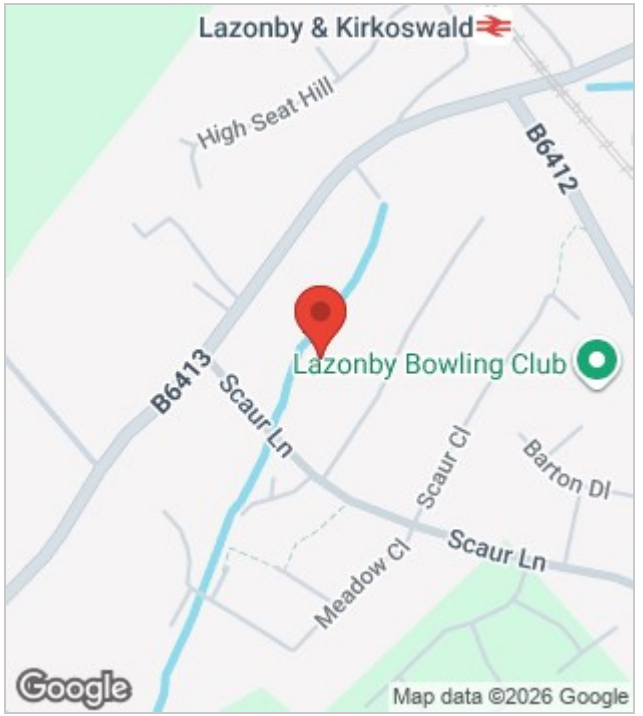
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When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
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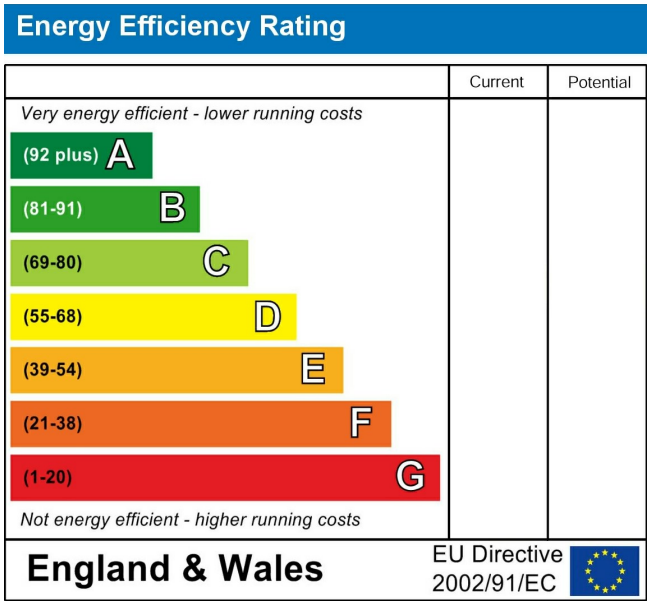
Floor Plans



Location Map



Energy Performance Graph



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.

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