

Old Tebay

£350,000

Townhead Cottage, Old Tebay, Penrith, CA10 3ST

Welcome to Townhead Cottage, a delightful detached family home offering generous living accommodation, excellent outdoor space and a wealth of practical features. Boasting a well-appointed kitchen/ diner, spacious living room with a multi-fuel log burner and a conservatory overlooking the garden, this is a home perfectly suited to family life, entertaining and creating lasting memories.

Externally, the property continues to impress, with ample off-road parking, a double garage complete with inspection pit and electrics, together with a further separate garage, providing fantastic storage and versatility for those with hobbies, vehicles or additional space requirements. Ideally positioned for convenient access to the M6 motorway network, the property is also well placed for exploring the beautiful surrounding countryside, with both the Yorkshire Dales and Lake District within accessible driving distance. Whether you are looking for space to grow, room to enjoy the outdoors or simply somewhere to put down roots and make cherished memories, Townhead Cottage offers a wonderful opportunity to enjoy all that family living has to offer.

3	2	2	EPC E	*Ultrafast broadband available*	*Double garage & ample parking*

Quick Overview

Three bedroom detached house

Two reception rooms and two bathrooms

Spacious accommodation throughout

Double garage with inspection pit

Gardens and ample parking

Occupying a generous plot

Close to great transport links and local amenities

Versatile family home

Additional garage and large shed

Ultrafast broadband available

Property Reference: P0630



Front Aspect



Lounge



Lounge



Downstairs Shower Room

Entering the property via the practical utility room, there is provision for both a washing machine and tumble dryer, together with a substantial storage cupboard which benefits from plumbing already in place for a potential WC and wash hand basin, offering excellent scope for further enhancement. The utility room also provides access to the wet room. To the left, you are welcomed into the well-appointed kitchen/ diner, boasting an integrated four-ring electric Induction hob, double oven and extractor hood. There is an excellent range of wall and base units, complemented by generous worktop space, providing ample storage and preparation areas. Further benefits include space for a freestanding fridge/ freezer and dishwasher. Double glazed windows to both the front and rear aspects allow natural light to fill the room. The kitchen opens into a versatile dining area, currently utilised as a home office, offering an ideal space for family dining, entertaining or those working from home. From here, the spacious living room awaits and provides a comfortable and welcoming place to relax, featuring an attractive multi-fuel log burner which supplies the property's hot water and central heating. The room benefits from double glazed windows to both the front and rear aspects, together with a useful understairs storage cupboard. From the living room there is access to the front porch and conservatory, with carpeted stairs leading to the first floor. The conservatory provides a wonderful additional reception space, enjoying pleasant views over the garden and benefiting from underfloor heating, making it a comfortable space to enjoy throughout the year. The room features an attractive stone wall feature with two double glazed Velux windows, allowing additional natural light to flood the space. There is also convenient access to the coal shed and log store.

Venture upstairs to find a spacious landing, three bedrooms and family bathroom. Bedroom 1 is a well-proportioned, double bedroom, benefiting from double glazed windows to both the front and rear aspects, allowing an abundance of natural light to fill the room and creating a light and airy feel. Bedroom 2 is a double bedroom with double glazed window to front aspect. Bedroom 3 is a single bedroom with double glazed window to rear aspect. The three-piece shower room provides a comfortable and modern space, featuring a rainfall shower over bath, hand basin set within a stylish vanity unit with contemporary mixer taps, complemented by a WC and a useful built-in storage cupboard. A double glazed window to the front aspect.

The property boasts a generous rear garden, thoughtfully arranged into two separate lawned areas, complemented by a patio area, enclosed patio and established shrubs, complete with charming traditional stone wall and wooden fencing boundary. Further benefits include a large garden shed, ample off-road parking, a detached double garage with electric supply and an inspection pit, together with a separate garage also benefiting from electricity. Please note, the property is subject to a Right of Way.

Accommodation with approx. dimensions

Ground Floor



Kitchen



Kitchen



Bedroom One



Bathroom



Bedroom Two



Bedroom Three

Kitchen 13' 6" x 9' 1" (4.11m x 2.77m)

Study 5' 7" x 11' 8" (1.7m x 3.56m)

Utility Room 13' x 6' 8" (3.96m x 2.03m)

Lounge 10' 5" x 20' 8" (3.18m x 6.3m)

Sun Room 7' x 16' 7" (2.13m x 5.05m)

Wet Room

First Floor

Bedroom One 14' 2" x 9' 2" (4.32m x 2.79m)

Bedroom Two 8' 3" x 12' (2.51m x 3.66m)

Bedroom Three 5' 6" x 11' 11" (1.68m x 3.63m)

Bathroom

Outside

Double Garage 17' 5" x 19' 5" (5.31m x 5.92m)

Separate Garage 29' 9" x 18' 10" (9.07m x 5.74m)

Shed 23' 11" x 16' 11" (7.29m x 5.16m)

Property Information

Tenure Freehold

Council Tax Band D. Westmorland & Furness Council

Services & Utilities Mains electricity, mains water and mains drainage. Multi fuel log burner, electric heaters with underfloor heating in the conservatory

Right of Way We have been advised there is shared path to allow neighbour access to their top lawn area. The current owner has access rights. We are advised there is a goodwill gesture with the owners of Townhead Farm to maintain access to their septic tank. The septic tank is located in the graden

What3words Location ///wound.chips.keyboard

Viewings By appointment with Hackney and Leigh's Penrith office

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc.VAT) per individual or £50.00 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT)



Double Garage and Parking



Additional Garage and Shed



Garden



Aerial View

Meet the Team

Jill Connon
Branch Manager & Property Valuer

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Sarah Beales
Sales Negotiator

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Travis Roberts
Sales Negotiator

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Steve Hodgson
Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt
Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



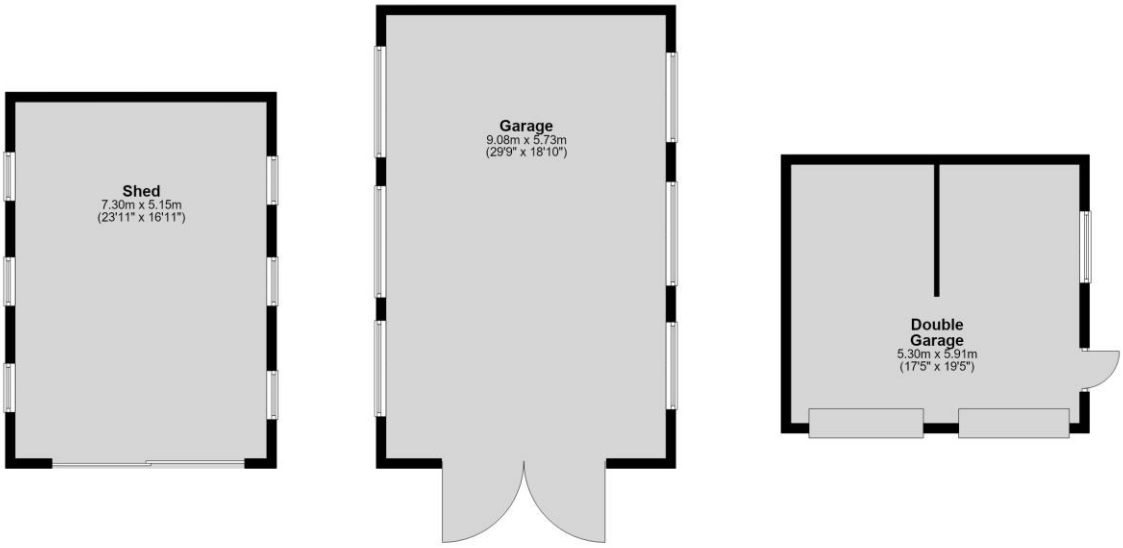
Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01768 593593 or request online.



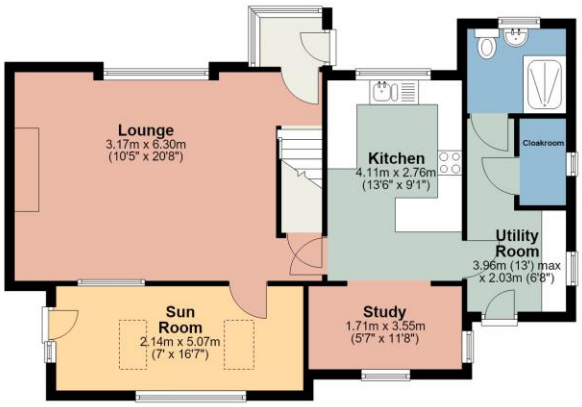
Need help with **conveyancing**? Call us on: 01539 792032

Can we save you money on your **mortgage**? Call us on: 01539 792033

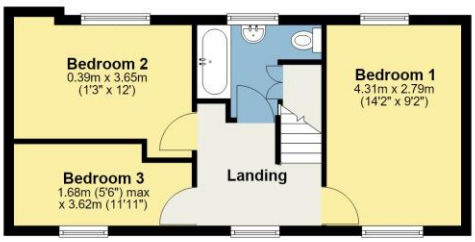
Out Buildings



Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Townhead Cottage, Old Tebay

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-coverage on 13/11/2026.

Request a Viewing Online or Call 01768 593593