

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **Cumbrae, Lazonby, CA10 1AT**



- **Spacious Detached Bungalow in a Generous Plot**
- **Desirable Eden Valley Village**
- **Large Lounge Dining Room, Conservatory, Kitchen + Utility Room**
- **2 Double Bedrooms + Bathroom with Separate Shower**
- **Double Glazing, Oil Central Heating + LPG Living Flame Fire**
- **Off Road Parking for Several Vehicles + Garage**
- **Gardens to the Front and Rear with South Westerly Aspect to the Rear**
- **Will Benefit from Cosmetic Upgrading**
- **Tenure - Freehold. Council Tax Band - D. EPC - E**

**Asking price £350,000**

Set up at the top of this well serviced community, in the heart of the Eden Valley and occupying a generous site, Cumbrae is a spacious detached bungalow with accommodation comprising; Central Hall, Living Room open into the Dining Room, Conservatory, Kitchen, 2 Double Bedrooms, a Bathroom with a separate shower and a Utility Room. Outside there is an attractive Front Garden, Driveway Parking for Several Vehicles, a Garage and a Rear Garden looking onto the surrounding pasture and with a south westerly aspect.

The bungalow also benefits from Double Glazing, Oil Central Heating and an LPG Living Flame Fire in the living room.

### **Location**

From Penrith, head north on the A6 and drive to Plumpton. In the village of Plumpton, turn right, signposted to Lazonby. On entering Lazonby, take the first left hand turn, immediately beyond the "30" signs. Follow the road up the hill, Cumbrae is the last property before the road bears to the left.

### **Amenities**

Lazonby is a popular village in the delightful Eden Valley with it's glorious open countryside. In the village there is an infant and junior school, church, village hall, 2 public houses, a Co-Op store and Post Office as well as an open-air swimming pool in the summer months. In the village of Kirkoswald, a further mile away, there is an infant/primary school, a church, a village shop/post office, a doctors surgery and 2 public houses. All main facilities are in Penrith, approximately 7 miles.

Penrith, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil with an LPG flame effect fire in the living room.

### **Tenure Freehold**

The property is freehold

The council tax is band D.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

## ACCOMMODATION

### Entrance

Through an open porch with a hardwood part glazed panel the door to the;

### Hallway

There is a large recessed coat cupboard, a recessed airing cupboard with single radiator and shelves, a single radiator and a ceiling trap with drop-down ladder to the part boarded loft space.

### Lounge Dining Room 15'4 x 18'1 + 11'5 x 9'11 (4.67m x 5.51m + 3.48m x 3.02m)

An LPG living flame fire is set in a local stone surround with marble hearth and an arched niche to either side. There are two double radiators and a TV aerial point. A multi pane glazed door opens to the kitchen and the sliding double glazed door opens to:



### Conservatory 9' x 15'3 (2.74m x 4.65m)

Being a double glazed timber frame on a low brick wall with a polycarbonate roof. The floor is ceramic tiled, there is a double radiator, a ceiling fan and double doors open to the rear. The conservatory enjoys an outlook over the surrounding countryside and benefits from the afternoon and evening sun.



**Kitchen 10' 11 x 10'11 (3.05m 3.35m x 3.33m)**

Fitted to two sides with gloss cream fronted wall and the base units and a wood effect worksurface incorporating a one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric double oven, a ceramic hob with stainless steel cooker hood, a built-in microwave and an integral fridge. The units also include a pull-out larder cupboard. The ceiling has recessed downlights, the flooring is laminate, there is a single radiator and a uPVC double glazed window faces to the front overlooking the front garden.



**Bedroom One 11' 11 x 11' 11 (3.35m' 3.35m x 3.35m' 3.35m)**

There is a TV aerial lead, a telephone point, a double radiator and a uPVC double glazed window to the rear looking out over the garden to the surrounding pasture.



**Bedroom Two 12'1 x 9'11 + wardrobes (3.68m x 3.02m + wardrobes)**

Recessed wardrobes to one end give hanging and shelf space. There is a double radiator and a uPVC double glazed window to the rear looking out over the garden to the pasture.



### **Bathroom 8'6 x 8'6 (2.59m x 2.59m)**

Fitted with a bath, a toilet, a wash basin and a large low step shower enclosure with a Mira mains fed shower and tiles to two sides. The walls are part tiled, the ceiling has recessed downlights and there is a single radiator and a uPVC double glazed window to the front.



### **Utility Room 39'4"6'6" x 19'8"29'6" (12'2 x 6'9)**

Fitted with wall and base units and having a stainless steel single drainer sink. There is plumbing for a washing machine and space for other appliances. A floor mounted Worcester Greenstar combi boiler provides the hot water and central heating. There is a single radiator, a uPVC double glazed window to the front and a multi pane glazed door to the side.



### **Outside**

Cumbræ is approached along a block paved drive, curving across the front of the bungalow to a parking and turning space allowing parking for several cars and access to the;



**Garage 18'4 x 10'6 (5.59m x 3.20m)**

With an up and over door, light power and a window to the rear giving natural light.



Around the driveway, the garden area is mainly to grass with well stocked shrub and flower beds and borders.

To the left gable of the bungalow is a pergola and a greenhouse.

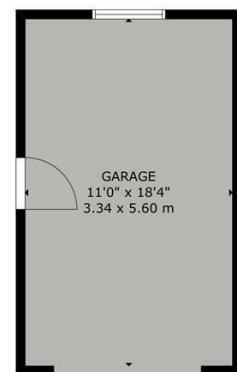
Between the bungalow and garage a metal gate opens to a passage leading to the rear.

Across the rear of the bungalow and to one side is a block paved patio area with a wooden potting shed.

To the far side of the Garage the oil tank and the LPG bottles are located.

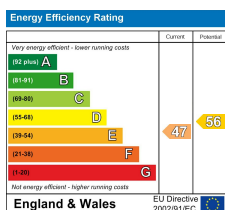
The rear garden is laid to lawn and being on the South-West side of the bungalow enjoys an open outlook to the surrounding fields as well as high levels of direct sunlight through the afternoon and evening.





GROSS INTERNAL AREA  
TOTAL: 127 m<sup>2</sup> / 1,363 sq ft  
FLOOR 1: 127 m<sup>2</sup> / 1,363 sq ft  
EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup> / 202 sq ft, PORCH: 1 m<sup>2</sup> / 9 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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