

# PFK

Coatflatt Hall Farm, Tebay, Penrith, Cumbria CA10 3SZ

Guide Price: £250,000





PTK

## LOCATION

Coatflatt Hall Farm is pleasantly and quietly situated, close to the boundary of the Yorkshire Dales National Park, in a small hamlet just 2 miles from Tebay/Junction 38 of the M6 and the A685 linking through to the A66 and A1. Orton is about a mile to the north and provides a small village store and post office, public house, cafe and the famous Orton Chocolate Shop, with a small convenience shop also being available at the nearby Tebay Services. The delights of the Lake District National Park are also within easy reach.

## PROPERTY DESCRIPTION

Coatflatt Hall Farm is a traditional, stone built, semi detached house nestled in a small hamlet of properties, quietly positioned at the end of a private lane. Despite its peaceful location it is conveniently situated for access to local amenities and, for those wishing to commute, to excellent transport links.

Internally the property benefits from two good sized reception rooms - one with an open fire and the other with a log burning stove, a kitchen, pantry and utility room. To the first floor there are three bedrooms and a generous family bathroom.

Externally the property has a walled front and side garden and off road parking space at the rear.

## ACCOMMODATION

### Kitchen

3.16m x 3.52m (10' 4" x 11' 7") Accessed via entrance wooden door. Rear aspect kitchen fitted with a good range of wall and base units with complementary work surfaces, tiled splash backs and 1.5-bowl stainless steel sink/drain unit. Space/point for freestanding cooker and fridge, radiator and door into:-

### Inner Hallway

Providing access to other ground floor rooms. Under stairs storage area and stairs to first floor accommodation.

### Lounge

4.5m x 4.27m (14' 9" x 14' 0") A generously proportioned, reception room with sash window to front aspect - with working shutters, log burner set in feature fireplace, radiator and built in storage cupboards flanking the fireplace. Door providing access to the front of the property and internal door into:-

### Dining Room/Second Reception Room

3.23m x 4.25m (10' 7" x 13' 11") A good sized dining room with sash window to the front aspect - with working shutters. Open fire in tiled fireplace and radiator.

### Pantry

2.13m x 3.49m (7' 0" x 11' 5") Rear aspect room. Shelved, under stairs storage area, radiator and access through to:-

### Utility Room

3.12m x 3.90m (10' 3" x 12' 10") Rear aspect room providing generous storage space. With space/plumbing for washing machine, housing for the boiler and door giving access to the side of the property.

## FIRST FLOOR

### Landing

### Bedroom 1

4.53m x 4.31m (14' 10" x 14' 2") Large, front aspect, double bedroom with feature fireplace and radiator.

### Bedroom 2

3.31m x 4.33m (10' 10" x 14' 2") Front aspect, double bedroom with feature fireplace and radiator.

## Family Bathroom

2.23m x 3.51m (7' 4" x 11' 6") Partly tiled, rear aspect, bathroom fitted with four piece suite comprising bath with shower over, WC, bidet and wash hand basin. Radiator, towel rail and built in storage cupboard.

## Bedroom 3

3.20m x 3.55m (10' 6" x 11' 8") Smaller double bedroom with window to rear aspect, two radiators and built in storage cupboard.

## EXTERNALLY

### Parking Space

### Shared Yard Area

Situated to the rear of the property and shared with neighbouring properties.

### Garden

There is a walled garden to the front of the property, which is mainly laid to lawn with attractive flower borders and a pathway which leads to the side of the house where there are two sheds, a greenhouse and a side covered yard (which can also be accessed via the utility room).

## ADDITIONAL INFORMATION

### Tenure

Freehold.

## Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

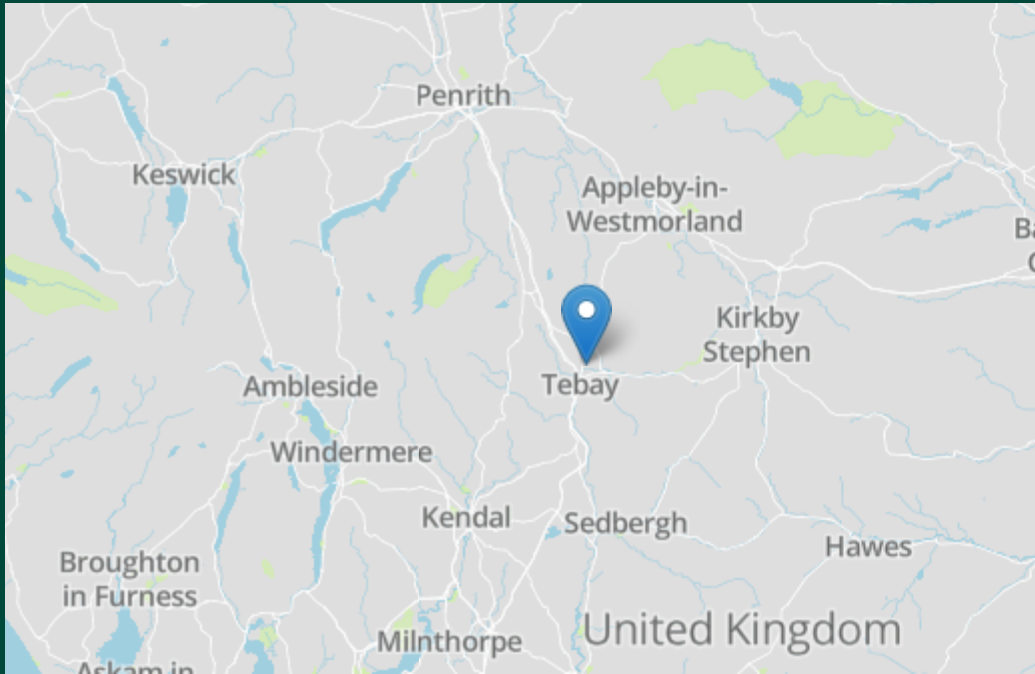
Mains electricity & water; septic tank drainage; oil-fired central heating, single glazing installed throughout; telephone connection installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Junction 38 of the M6, take the exit for Orton and continue along through Old Tebay. Go over the stone bridge, up a small hill, then take the first right turning signposted Coatflatt. Take the track down the hill, go over another bridge and proceed straight ahead. Coatflatt Hall Farm is the second property on the left.





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>82 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>46 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



Approximate total area<sup>(1)</sup>  
1,459.31 ft<sup>2</sup>  
135.57 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1