



Sycamore Cottage, Old Tebay  
£260,000



## Sycamore Cottage

### Old Tebay

A well proportioned semi-detached cottage located in the beautiful village of Tebay. Close to many amenities in the local area with other neighbouring villages to visit and easy access to the many different hill walks surrounding the village. With great access to the M6 motorway from junction 38 taking you to Kendal or north to Penrith and other Lake District National Park locations. Nestled in a quiet village location, this charming semi-detached cottage offers comfortable family living with modern conveniences. When entering the property you will find a handy porch perfect for leaving all your coats and shoes in, from here you can step into the delightful sitting room featuring a multi-fuel stove, perfect for cosy nights in. The light and airy kitchen with dining space provides a wonderful area for family meals, while a snug area offers picturesque garden views. Upstairs, you will find two double bedrooms, a single bedroom, and a three-piece suite family bathroom which comprises a W.C., wash hand basin to vanity and fully tiled shower cubicle. The property boasts double glazing, oil central heating and is conveniently located with easy access to the M6 Motorway, this property also features gardens to the rear and side, providing space for outdoor enjoyment. Additionally, ample driveway parking ensures there is plenty of space for multiple vehicles. Step outside into the inviting outdoor space of this property, where you will discover a delightful enclosed rear garden perfect for relaxation and entertaining. The rear garden features a patio seating area, surrounding lawns, and stocked flower beds, creating a tranquil oasis for enjoying the fresh air. For those with green fingers, there is also a chicken coop for, as well as a shed providing ample storage space for all your gardening tools and equipment. Whether you seek a space to unwind after a long day or entertain friends and family, this property's outdoor space offers endless possibilities for creating your own outdoor haven. Don't miss the opportunity to make this charming property with stunning outside space your new home.

- Charming semi detached property
- Double glazing and oil central heating
- Sitting room with multi fuel stove
- Easy access to the M6 Motorway
- Light and airy kitchen with dining space
- Snug area with garden views
- Two double bedrooms and a single bedroom
- Gardens to the rear and side
- Three piece suite family bathroom
- Ample driveway parking

**EPC RATING D**

**SERVICES**

Mains electric, oil central heating, mains water, mains drainage.

**COUNCIL TAX: BAND B**

**TENURE: FREEHOLD**

**DIRECTIONS**

Come off at junction 38 on M6, take the first exit and you will find Sycamore Cottage on the right across from the services.

**WHAT3WORDS:** coil.master.pleasing





## GROUND FLOOR

### PORCH

5' 11" x 5' 0" (1.80m x 1.53m)

### SITTING ROOM

18' 0" x 16' 1" (5.49m x 4.89m)

### KITCHEN DINER

17' 11" x 10' 9" (5.47m x 3.28m)

### SNUG

13' 3" x 12' 7" (4.03m x 3.83m)

## FIRST FLOOR

### LANDING

6' 6" x 5' 11" (1.97m x 1.80m)

### BEDROOM

13' 0" x 10' 3" (3.96m x 3.12m)

### BEDROOM

11' 7" x 11' 2" (3.54m x 3.40m)

### BEDROOM

10' 5" x 7' 5" (3.18m x 2.26m)

### BATHROOM

7' 10" x 6' 6" (2.40m x 1.97m)











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