

# PFK

Twazabarn, Bongate, Appleby-in-Westmorland CA16 6HW

Price Guide: £285,000







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## LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

Stunning, three bedroom barn conversion which has been modernised to a high standard yet retains many original features, situated in the popular rural town of Appleby and close to local amenities.

Twazabarn is deceptively spacious with accommodation providing entrance porch, open plan dining/kitchen with range of modern, fitted units, inner hallway with shelving, four piece bathroom and principal bedroom to the ground floor. The living room is to the first floor, taking advantage of the views of the town, together with two further double bedrooms and a cloakroom.

Externally there is a large attached garage, ample parking and garden area to sit out.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

### Entrance Porch

1.39m x 1.47m (4' 7" x 4' 10") Accessed via wooden entrance door. Windows to both side aspects, radiator and coat hooks.

### Kitchen/Dining Room

5.19m x 4.38m (17' 0" x 14' 4") A rear aspect, modern, bright and spacious kitchen/dining room. The kitchen area is fitted with wall and base units with complementary work surfaces and upstands incorporating stainless steel sink/drain unit with mixer tap. Matching Island unit incorporating storage drawers and cupboards. Feature recess housing electric range cooker with five-burner gas hob and extractor over. Integrated dishwasher and fridge and stairs to first floor accommodation. The dining area has a side aspect window, radiator, TV point, under stairs, shelved cupboard and space for an eight person dining table.

### Inner Hallway

Providing access to the ground floor bedroom and bathroom. Built in shelving.

## Bathroom

2.42m x 3.43m (7' 11" x 11' 3") Partly tiled bathroom with obscured window to side elevation, chrome wall mounted radiator and four piece suite comprising bath with central mixer tap, double, shower cubicle fitted with power shower and handheld shower attachment, WC and vanity wash hand basin in built-in wooden/marble-topped washstand. Second radiator and large, shelved, airing/storage cupboard.

## Principal Bedroom

5.20m x 3.95m (17' 1" x 13' 0") Large, dual aspect, principal bedroom with windows to front and side elevations. Spot lighting, two radiators and wooden flooring.

## FIRST FLOOR

### Living Room

4.39m x 5.20m (14' 5" x 17' 1") Positioned on the first floor to take advantage of the outlook. Windows to three aspects (front, side and rear) offering views toward Appleby Castle, and further Velux rooflight. Beamed ceiling, wall lighting, two radiators and stone fireplace housing wood burning stove with extended feature stone work providing space for TV.

### Bedroom 2

2.81m x 2.52m (9' 3" x 8' 3") Side aspect, double bedroom with radiator.

### Inner Hall

Providing access to Bedroom 3 and to:-

## Cloakroom/WC

Fitted with WC and pedestal wash hand basin.  
Spotlighting, tiled splash back, mirror and extractor fan.

## Bedroom 3

2.55m x 3.94m (8' 4" x 12' 11") Front aspect, double bedroom with ceiling beams and radiator. Access to a large, boarded loft storage area above.

## EXTERNALLY

### Parking

The property is accessed via a cobbled driveway with access to a gravelled parking area

### Double Garage

7.65m x 2.77m (25' 1" x 9' 1") Accessed via wooden doors and having power and lighting. Space/plumbing for washing machine and wall mounted, Worcester Greenstar boiler. Space for workshop area with useful, boarded loft space above for storage purposes.

### Garden

Low maintenance garden area with sandstone patio seating area and borders planted with shrubs and perennials. External lighting.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

## 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 gas, electricity, water and drainage. Gas fired central heating and double glazing installed throughout. Telephone line and broadband connection installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, take the A66 to Appleby, coming onto the slip road and at the junction turn left. Follow the road under the railway bridge, continue along the Sands and proceed to the brow of the hill, past the Royal Oak on the left. At the brow of the hill take the right hand turn where you can see a sign for 'Old Hall Farmhouse'. Proceed along this private driveway where Twazabarn can be found on your left hand side.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		



**Approximate total area**<sup>(1)</sup>

1236.92 ft<sup>2</sup>  
115.1 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate. Please refer to the floor plan for illustrative purposes only.

GIRAFFE360



Floor 0



Floor 1