



# Sandford Fold | Sandford



Welcome home to the  
beautiful Sandford Fold...



**SANDFORD**  
**FOLD**

An attractive and well proportioned detached family home, offering generous accommodation, excellent natural light and a wonderfully sociable layout that lends itself equally well to everyday family life and entertaining.





Property Type:

*Detached*

Square Footage:

*2084<sub>sqft</sub>*

Council Tax Band

*E*

EPC Rating

*E*

Tenure

*Freehold*











Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>







*Cook* 000

*Create* 000

*Connect* 000





Relax<sup>000</sup>

Recharge<sup>000</sup>

Reconnect<sup>000</sup>









# Why Sandford?

LIVING IN SANDFORD, APPLEBY-IN-WESTMORLAND OFFERS A BLEND OF RURAL TRANQUILLITY, COMMUNITY CHARM AND COUNTRYSIDE LIFESTYLE, SET AGAINST A BACKDROP OF PANORAMIC VIEWS AND EXCELLENT ACCESS TO NEARBY TOWNS AND TRANSPORT LINKS.

THE VILLAGE SITS WITHIN THE EDEN VALLEY, SURROUNDED BY ROLLING FIELDS AND WALKING ROUTES, MAKING IT IDEAL FOR THOSE WHO APPRECIATE PEACEFUL VILLAGE LIFE WITH EASY ACCESS TO NATURE.

AT THE HEART OF THE VILLAGE IS THE SANDFORD ARMS, A HISTORIC AND WELCOMING COUNTRY PUB CONVERTED FROM 18TH-CENTURY FARM BUILDINGS, OFFERING TRADITIONAL ALES AND MEALS IN A COSY LOUNGE OR RESTAURANT SETTING, COMPLETE WITH OAK BEAMS AND LOCAL STONE CHARACTER.

FOR FAMILIES, WARCOP COFÉ PRIMARY SCHOOL IS NEARBY, APPROXIMATELY 1.6 KM FROM SANDFORD, AND IS RATED GOOD BY OFSTED, OFFERING A WELL-REGARDED LOCAL EDUCATION OPTION FOR YOUNGER CHILDREN; OTHER PRIMARY AND SECONDARY SCHOOLS IN APPLEBY AND KIRKBY STEPHEN ARE ALSO EASILY REACHABLE.

PUBLIC TRANSPORT CONNECTIONS INCLUDE APPLEBY RAILWAY STATION ABOUT 6.2 KM AWAY, PROVIDING RAIL LINKS INTO THE WIDER REGION, WHILE ROAD ACCESS IS EXCELLENT VIA THE A66, MAKING TRAVEL EAST OR WEST STRAIGHTFORWARD FOR COMMUTING, SHOPPING OR LEISURE ACTIVITIES IN PENRITH, SCOTCH CORNER AND BEYOND. OVERALL, SANDFORD APPEALS TO THOSE SEEKING A PEACEFUL VILLAGE ATMOSPHERE WITH STRONG LOCAL AMENITIES, GOOD SCHOOLING, A SOCIABLE PUB AND CAFÉ CULTURE, AND ROBUST TRANSPORT CONNECTIONS THAT ALLOW RURAL LIVING WITHOUT ISOLATION.



# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The Sandford Arms is just a few minutes walk away and famed for its sunday roast!

## The Closest Shops

Langwathby stores is just 1.5 miles away, ideal for all of those essentials. Penrith is just 7 miles away and offers large supermarkets for the weekly shop.

## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not! As the shores of lake ullswater is just a short drive away.

## The Closest School?

Warcop Primary School  
1.2 miles away and  
achieved good on the  
2024.

## A Refreshing Pint?

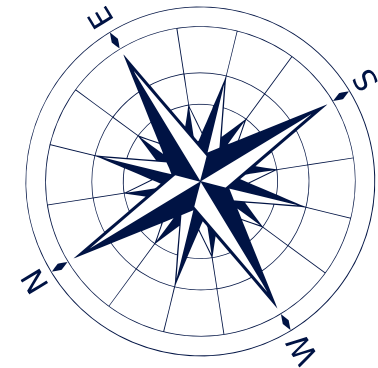
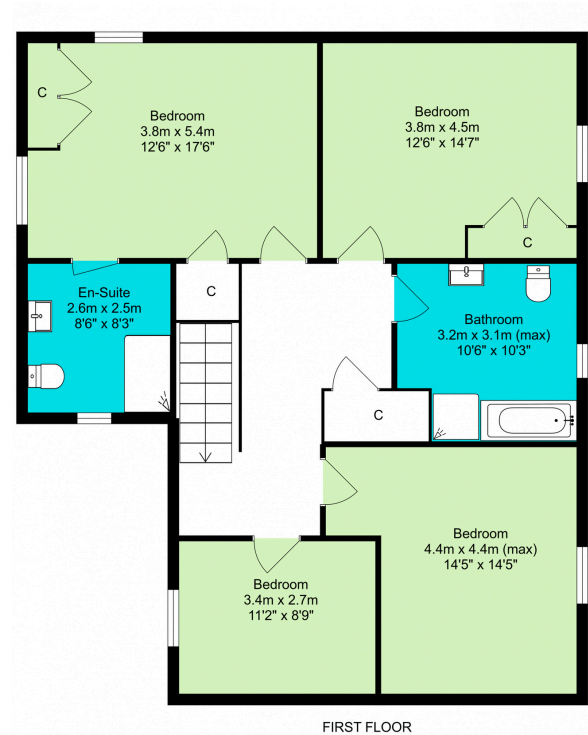
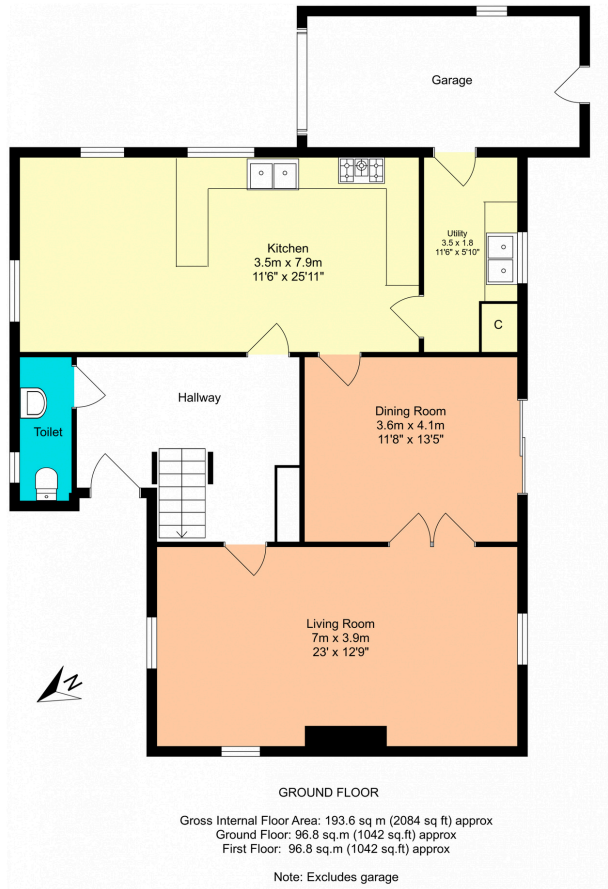
Pop into the The Sandford Arms Or try further afield in Appleby Where there are many pubs ready with a cold beer and a warm welcome





# Total Floor Area: 2084 sq.ft (193.6 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



  
NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**