

# PFK

Rhondda House, 2a Scattergate Green, Appleby-in-Westmorland CA16 6SP

Guide Price: £340,000





## 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

An opportunity to acquire a deceptively spacious, Grade II Listed detached 3 bedroomed property in a sought after location within the town of Appleby.

Enjoying a pleasant location this property has an abundance of scope, retaining many original features with the accommodation briefly comprising entrance hallway with stairs to the first floor, living room, snug with two good sized separate storage rooms, bathroom and a modern kitchen/dining room to the ground floor. To the first floor, there are three good sized double bedrooms.

In addition to the generous rooms, the property also boasts excellent external space, with driveway parking to the front, and a lovely, private rear garden mainly laid to lawn with a large garden also lying to the side, again laid to lawn with perennial shrub borders and a vegetable area. The gardens enjoy plenty of space for outside dining and entertaining.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed door. With stairs to the first floor and doors giving access to the reception rooms.

### Living Room

3.31m x 4.48m (10' 10" x 14' 8") A dual aspect reception with window to the front with window seat and additional window to the rear, both overlooking the gardens. Gas fire in a wood surround with marble hearth and backplate, wall mounted lighting, radiator and TV point.

### Snug

2.96m x 4.52m (9' 9" x 14' 10") A front aspect room with ceiling beams, multifuel stove on a tiled hearth with ceiling mounted laundry airer over, radiator and tiled flooring. A door from this room leads to a large storage/larder area (1.20m x 1.83m (3' 11" x 6' 0")) with wall mounted shelving and rear aspect window, with a further door giving access into the kitchen.

### Inner Hallway

With storage area and door leading to the bathroom.

### Bathroom

2.74m x 1.85m (9' 0" x 6' 1") Fitted with a three piece suite comprising WC, wash hand basin with mirror over and P shaped bath with Triton electric shower over. Door to an inset storage cupboard, part tiled walls and tiled flooring, contemporary vertical radiator and obscured rear aspect window.

### Inner Hallway 2

with coat pegs, side aspect window and door to an additional storage area.

### Kitchen/Diner

3.50m x 4.63m (11' 6" x 15' 2") Fitted with a range of modern wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and decorative, coloured tiled splashbacks. Integrated Hotpoint electric oven with hob and extractor over, plumbing for washing machine and space for a fridge. Ceiling beam, ample space for a dining table, TV point, contemporary vertical radiator, spotlighting, tiled flooring, front aspect window and door leading out to the rear garden.

## FIRST FLOOR LANDING

With loft access hatch, rear aspect window overlooking the garden, covered radiator and doors leading to the first floor rooms.

### Bedroom 1 - Principal Bedroom

4.62m x 3.69m (15' 2" x 12' 1") A generous, dual aspect double bedroom with loft access hatch and covered radiator.

## Bedroom 2

3.01m x 3.54m (9' 11" x 11' 7") A front aspect double bedroom with large storage cupboard, wall mounted shelving and radiator.

## Bedroom 3

3.37m x 4.45m (11' 1" x 14' 7") A front aspect double bedroom with door to a large storage cupboard, radiator and ceiling beam.

EXTERNALLY

## Gardens and Parking

To the front of the property, there is ample offroad parking for two cars and a cottage style garden with perennials, shrub and floral borders and a pathway leading to the front door. To the side, there is a long garden with a lawned area to sit out, vegetable patch, shrubs and perennials. To the rear, the enclosed garden is mainly laid to lawn with mature trees, perennials and shrub and floral borders. The property also benefits from an outside storage shed.

ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

## 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 : Napthens 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 installed. Secondary glazing installed to the front of the property with double glazing to the rear. 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.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.


Directions: From the centre of Appleby by the monument, head straight up Boroughgate towards Appleby Castle. Follow the main road round to the right in front of the castle and continue along this road where the property can be found on the left hand side just before the right hand bend in the road.

What3words:- swordfish.played.composer



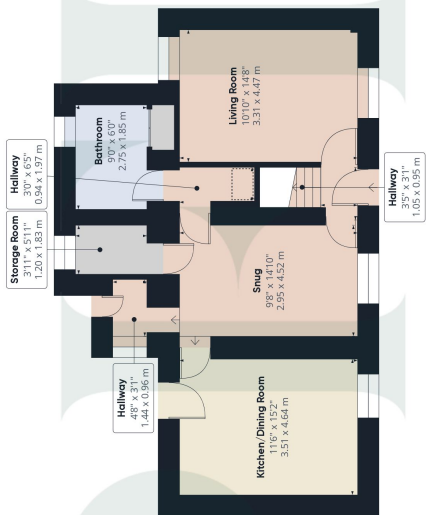


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

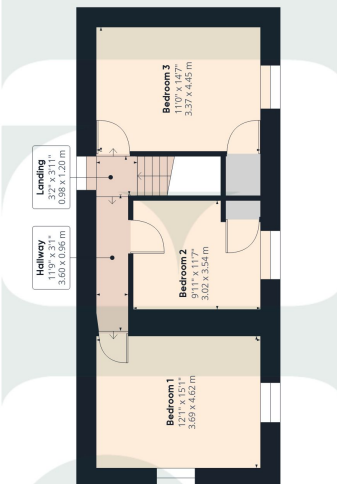


**Approximate total area<sup>(1)</sup>**  
1210.87 ft<sup>2</sup>  
112.49 m<sup>2</sup>

**Reduced headroom**  
5.37 ft<sup>2</sup>  
0.5 m<sup>2</sup>



**Floor 0**



**Floor 1**

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

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

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