

# PKK

High Bank, Colby, Appleby-in-Westmorland CA16 6BD

Price Guide: £425,000





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## LOCATION

Colby is a charming, primarily residential village, situated just 1.5 miles west of Appleby town centre. Appleby, the former county town of Westmorland, provides an excellent range of day-to-day amenities including primary and secondary schools, small supermarkets, varied shops, sports facilities, hotels and public houses and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

High Bank is a spacious, detached bungalow situated in the charming village of Colby enjoying far reaching views of the fells. It was designed and built by the current owners in approx. 1997 and completed to a high standard of finish.

Internally the property offers flexible accommodation comprising large entrance hallway, kitchen, open plan lounge/dining room, family bathroom and three double bedrooms – one with ensuite bathroom.

Externally, the property is accessed via a private driveway, which provides parking for several vehicles and leads to a double garage. The gardens are well proportioned and designed for ease of maintenance with terraced patio and established trees and shrubs.

This is a really lovely home, second home or holiday letting property, situated in a beautiful, rural location yet within easy reach of local amenities. An early viewing is advised.

## ACCOMMODATION

### Entrance Hallway

Accessed via uPVC, part glazed, front entrance door with glazed side panels. A bright, welcoming, hallway with three radiators, built in storage, loft access and tiled floor.

### Kitchen

3.09m x 5.46m (10' 2" x 17' 11") A large, dual aspect, kitchen fitted with good range of wall and base units with complementary work surfaces and tiled splash back. Two stainless steel sink/ drainer units, built in electric oven and separate hob with extractor fan over, integrated fridge/freezer and space/power/plumbing for washing machine and tumble dryer. Tiled floor, radiator and external door giving access to the rear of the property.

### Bathroom

2.37m x 2.10m (7' 9" x 6' 11") A fully tiled bathroom with window to side aspect and fitted with three piece suite comprising bath with shower attachment, wash hand basin and WC. Airing cupboard and heated towel rail.

## Open Plan Lounge/dining Room

Lounge 5.76m x 5.18m (18' 11" x 17' 0")  
Dining Area 3.73m x 5.17m (12' 3" x 17' 0")

A fabulous, open plan, triple aspect living space with feature archway and half height wall separating the living and dining areas. French doors open out to the terrace creating a lovely space for outdoor dining, entertaining or just to sit and enjoy the view. Three radiators .

## Principal Bedroom

5.17m x 5.46m (17' 0" x 17' 11") A large, light and airy, principal bedroom with two windows to front aspect offering open views. Dressing area and door to: -

## En Suite

2.17m x 2.37m (7' 1" x 7' 9") Fully tiled with heated towel rail, radiator and three piece suite comprising bath with shower attachment, wash hand basin and WC.

## Bedroom 2

3.34m x 3.74m (10' 11" x 12' 3") A side aspect, double bedroom. Radiator.

## Bedroom 3

3.64m x 3.01m (11' 11" x 9' 11") A side aspect, double bedroom. Radiator.

## EXTERNALLY

### Private Driveway

The property is accessed via a private, tarmac driveway which provides access to parking area for multiple vehicles and to: -

## Double Garage

4.61m x 6.06m (15' 1" x 19' 11") With up and over door, rear aspect window, power, light and housing for the oil central heating boiler.

## Gardens

The bungalow occupies a generous plot which has been designed for ease of maintenance. Established trees and shrubs provide colour and interest throughout the year and a superb terraced patio adjoins the bungalow which is paved, enclosed with wrought iron railings and raised to take advantage of the view - a lovely outdoor space.

## ADDITIONAL INFORMATION

### 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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

### Tenure

Freehold.

## SALE DETAILS

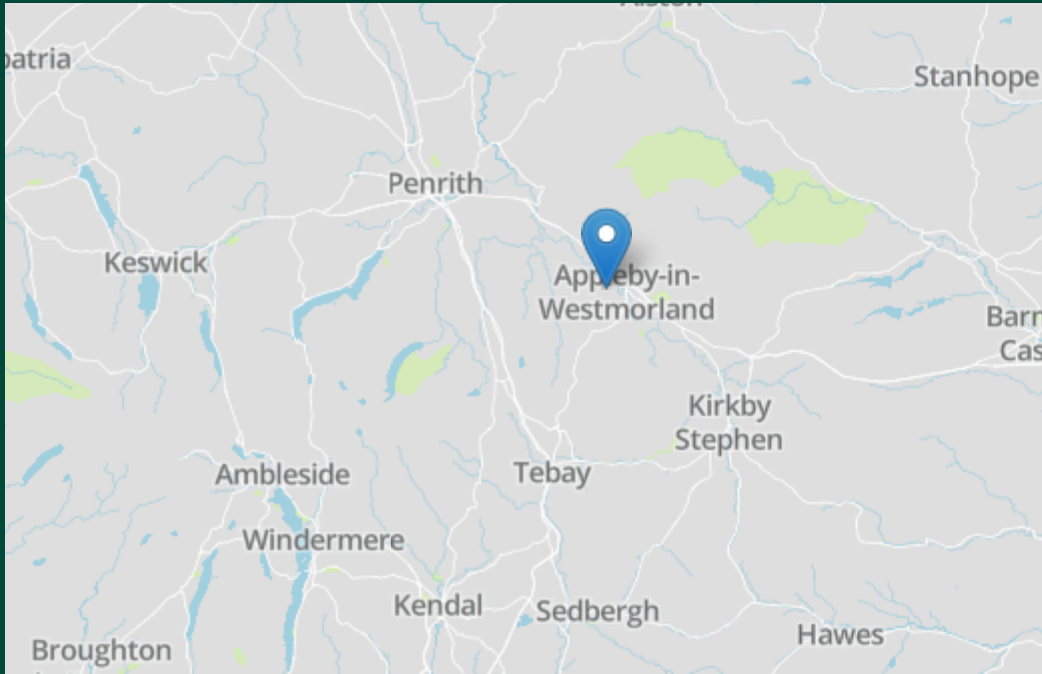
Mains electricity & water; drainage via mechanical treatment plant; oil-fired central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, take the A66 eastwards, by-passing Temple Sowerby and continuing through Kirkby Thore. Take the first turn right signposted Bolton then in the village, turn left at the crossroads for Colby. Upon reaching Colby the bungalow is set up from the road on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(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		

**PFK**

Approximate total area<sup>(1)</sup>  
1894.43 ft<sup>2</sup>  
176.00 m<sup>2</sup>

(1) Excluding balconies and terraces  
  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
**GIRAFFE360**

