

PFK

2 Scattergate, Appleby-in-Westmorland, Cumbria CA16 6RQ

Guide Price: £225,000





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 generous three bedroomed property, with driveway parking and an incredible garden to the rear, there is so much more to this delightful home, than meets the eye!

Enjoying a most convenient location within Appleby, this substantial property has been extended over the years to provide accommodation that is larger than it may first seem. There is an abundance of scope and opportunity to make this home your own and for it to cater to the varying lifestyles that come with modern day living.

The accommodation briefly comprises an entrance porch, hallway, living room, dining room, kitchen/diner, cloakroom/WC and shower room to the ground floor, with three double bedrooms and a three piece family bathroom to the first floor.

In addition to the generous rooms, the property also boasts excellent external space, which provides driveway parking, and a simply wonderful terraced garden to the rear, which extends to provide a beautiful array of flower beds, shrubbery, hardstanding ideal for outside dining, a fruit cage with an array of fruit trees and useful outbuilding to the rear.

ACCOMMODATION

Entrance Porch

Accessed via UPVC part glazed door. With front aspect window and glazed door leading into the hallway.

Hallway

With stairs to the first floor and doors giving access to the reception rooms.

Living Room

4.2m x 3.0m (13' 9" x 9' 10") A front aspect reception room with beam to the ceiling, gas fire set in a stone surround with hearth and mantel, alcoves with sconce lighting and radiator.

Dining Room

4.13m x 3.01m (13' 7" x 9' 11") A front aspect reception room with beam to the ceiling, fitted cupboard, wall mounted shelving, understairs storage cupboard, radiator and door leading to the kitchen.

Kitchen/Diner

4.44m x 4.36m (14' 7" x 14' 4") Forming part of an extension to the property, the rear aspect kitchen is fitted with a range of wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Ample space for dining furniture, integrated storage cupboards, radiator and part glazed UPVC door leading out to the rear.

Inner Hallway

Provides access to cloakroom/WC and shower room.

Shower Room

Fitted with wet room style shower with tiled surround and electric shower, radiator and rear aspect window.

Cloakroom/WC

Fitted with WC and wash hand basin.

FIRST FLOOR LANDING

With airing cupboard and doors giving access to the first floor rooms.

Bedroom 1

5.51m x 3.03m (18' 1" x 9' 11") A generous, dual aspect double bedroom with radiator and overstairs storage cupboard.

Bedroom 3

3.43m x 3.27m (11' 3" x 10' 9") A front aspect double bedroom with radiator and fitted wardrobes.

Bedroom 2

2.59m x 4.36m (8' 6" x 14' 4") A rear aspect double bedroom overlooking the garden. With radiator and storage cupboard.

Bathroom

Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC. Part panelled walls, vertical heated chrome towel rail and tiled flooring.

EXTERNALLY

Gardens and Parking

To the front of the property, there are raised borders with established flowers and shrubbery and a block paved driveway providing offroad parking for two to three vehicles. To the rear, there is an area of hardstanding directly to the back of the house, with steps leading up to a beautiful terraced garden with fruit cages, established flower beds and an array of shrubbery and trees. An ideal space to sit out, the rear garden also benefits from a stone outhouse with slate roof.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.

The EPC rating is D.

SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Telephone line 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.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: What3words - scouted.stealing.balconies

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 the property is located on the right hand side, just after the right turn for Doomgate.





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Approximate total area¹⁾
1221.64 ft²
113.49 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for plan or for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			