

# PFK

Cherry Tree Cottage, Burrells, Appleby-in-Westmorland, Cumbria CA16 6EG

Guide Price: £425,000





## LOCATION

Burrells is situated a short distance outside the market town of Appleby. Appleby provides an excellent range of day to day facilities including primary and secondary schools, various shops and small supermarkets, hotels, public houses, churches, numerous sports clubs and a railway station on the scenic Settle to Carlisle line. Penrith is about 15 miles to the north and the M6 is easily accessible at Tebay (Junction 38) around 13 miles to the south west. The property enjoys fine views over open countryside towards the Pennines to the east and south.

## PROPERTY DESCRIPTION

An opportunity to acquire a rather deceptive property. Enjoying accommodation much larger than would first appear, this four bed, two bath semi-detached home is well positioned to enjoy a most attractive outlook. With much to offer, and scope to make it your own, don't miss out on Cherry Tree Cottage!

Formerly part of the laundry house to the mansion within the neighbouring grounds, this delightful property enjoys a mix of styles, from a living room that wouldn't go amiss in a Victorian manor house, to the more recent extension in the form of the delightful sun room, which affords panoramic views towards the Pennines.

Like the variety of styles demonstrated throughout the property, there is an excellent degree of versatility to the accommodation, which briefly comprises entrance porch to side with a cloaks area, entrance hall with boiler room and utility cupboard, shower room, bedroom 2, study/office, generous kitchen, spacious living room and a delightful dining area which extends into the sun room providing ideal relaxing space to enjoy the nature and wildlife than can be seen in the garden. To the first floor, there are three further double bedrooms and a family bathroom.

Due to the sizeable windows to the ground floor and Velux windows to the first, the property enjoys a superb amount of natural light streaming into all of the rooms.

Externally there is ample parking for several vehicles, a double garage with power and lighting, and a substantial garden with a pleasant combination of flagged patio areas, lawns, a pond, raised vegetable beds, potting shed and greenhouse, all of which enjoy a backdrop of the beautiful Pennines.

## ACCOMMODATION

### Side Porch

Accessed via twin wooden doors with glazed pane over. With cloaks area, tiled flooring and glazed door leading into the entrance hallway.

### Entrance Hall

With decorative coving and wood flooring, cupboard with hanging rail which also houses the central heating boiler and further utility cupboard with worktop incorporating a stainless steel sink, tumble dryer and consumer unit. Doors giving access to the living room, study, shower room and bedroom 2.

### Living Room

6.63m x 4.97m (21' 9" x 16' 4") An attractive, spacious reception room with high ceilings, decorative coving and feature high level shelving. Sandstone fireplace and hearth housing a multifuel stove, radiators, door to the dining/sun room and three UPVC sash windows enjoying views over the gardens towards the Pennines beyond.

### Dining Room

3.47m x 2.87m (11' 5" x 9' 5") A versatile dining space with decorative coving, ample room for a large dining table, radiator, solid wood flooring and open access into the sun room.

### Sun Room

3.37m x 3.73m (11' 1" x 12' 3") A fabulous extension to the property completed by the current owners. Of dwarf wall construction and glazed to two sides with large window extending into the apex and UPVC patio doors leading out into the garden. Wall mounted heater, Velux window and wood flooring.

### Kitchen/Diner

4.14m x 4.58m (13' 7" x 15' 0") 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. Integrated double oven with ceramic hob and extractor over, space for dishwasher, washing machine and full height fridge freezer. Ample space for a good sized dining table, radiator, tiled flooring, recessed ceiling spotlights, front aspect window and UPVC glazed door leading out to the front of the property.

### Bedroom 2

3.23m x 3.44m (to wardrobe fronts) (10' 7" x 11' 3") A front aspect double bedroom with fitted wardrobes to one wall, wood flooring and front aspect window.

### Shower Room

1.89m x 2.35m (6' 2" x 7' 9") Fitted with a three piece suite comprising WC, wash hand basin and large walk in shower cubicle with electric shower. Part tiled walls and tiled flooring, heated towel rail, understairs storage cupboard, inset ceiling spotlights and extractor fan.

### Office/Study

3.24m x 3.44m (to stairs) (10' 8" x 11' 3") A versatile room, currently in use as a study/office. With wood staircase leading up to the first floor, radiator and front aspect window.

## FIRST FLOOR LANDING

A generous landing area with twin Velux windows and doors giving access to the first floor rooms.

## Family Bathroom

2.33m x 2.44m (7' 8" x 8' 0") (max measurements) Fitted with a three piece suite comprising WC, wash hand basin and bath. Part panelled walls and tiled flooring, beams, vertical heated chrome towel rail, extractor fan and Velux window.

## Bedroom 4

3.13m x 3.48m (10' 3" x 11' 5") Accessed by steps down from the landing. With partial sloping ceilings, beams, radiator, inset ceiling spotlights and twin roof lights.

## Bedroom 3

4.89m x 2.58m (16' 1" x 8' 6") A rear aspect double bedroom with partial sloped ceiling and eaves storage, inset ceiling spotlights, radiator and twin Velux windows enjoying views towards the Pennines.

## Bedroom 1

4.75m x 4.75m (15' 7" x 15' 7") (max measurements) A generous double bedroom with partial sloped ceilings, dual aspect Velux windows and eaves storage, radiator, inset ceiling spotlights and wash hand basin set on a vanity unit.

## EXTERNALLY

## Gardens and Parking

To the front of the property, there is ample parking for several vehicles and a detached double garage. The substantial gated garden lies mainly to the front and side of the property and is mainly laid to lawn with flagged patio, raised vegetable beds and an attractive range of shrubbery, fruit trees and flower beds. The garden also enjoys a pond providing a home for local wildlife, shed housing the oil tank with a further shed providing storage for garden equipment, shared septic tank, greenhouse and a potting shed, all enjoying delightful open views towards the Pennines.

## Garage

5.51m x 4.49m (18' 1" x 14' 9") Having been reroofed recently, the detached double garage has twin up and over doors, power, lighting and additional UPVC pedestrian door.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is TBC.

### Septic Tank

We have been informed that the property has a shared septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

We understand that although the septic tank is of a reasonable age, it has recently been inspected and the current vendors are awaiting a formal certificate to confirm no further action requires to be taken with the tank.

### Access Road

The lane/road leading from the road to the property is owned by Cherry Tree Cottage, with the exception of one small rectangle of land at the entrance, which is under the ownership of The Burrells. The property adjoining Cherry Tree Cottage has a formal right of access/way along this road to reach their property.

### 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 electricity, water and shared septic tank drainage. Oil fired 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.

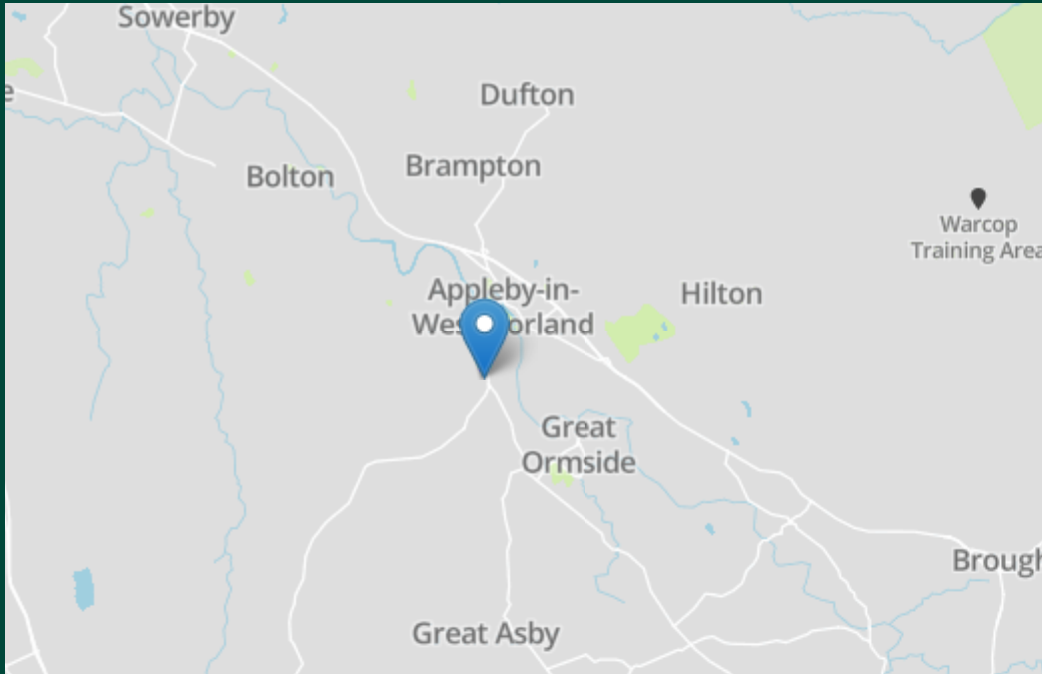
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - unit.rollers.haircuts (parking)

From Appleby town centre, head up Boroughgate towards the Castle and follow the main road out of town towards Orton. On entering Burrells, the entrance for The Burrells can be found on the right (first entrance as you go into Burrells), proceed onto this road and continue until reaching two properties, with Cherry Tree Cottage being the one on the right.





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**Approximate total area<sup>(1)</sup>**  
2339.63 ft<sup>2</sup>  
217.36 m<sup>2</sup>

**Reduced headroom**  
168.82 ft<sup>2</sup>  
15.68 m<sup>2</sup>

	(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. Please refer to the floor plan for illustrative purposes only.	GIRAFFE360

Floor 1 Building 1

Floor 0 Building 1

Floor 0 Building 2