

# Cumbrian Properties

29 Chapel St, Appleby



**Price Region £300,000**

**EPC-D**

Refurbished mid-terraced property | Close to town centre  
2 receptions | 3 bedrooms | 2 bathrooms  
Rear garden with hot tub | Residents parking

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## 2/ 29 CHAPEL STREET, APPLEBY

An immaculately presented, three bedroom, two bathroom, two reception room, mid-terraced property which has been refurbished to a high standard by the current owners and utilised as a successful holiday let equally suitable as a second home or main residence. The Grade II listed property benefits from double glazing and gas central heating and briefly comprises entrance hall, dining room, lounge with wood burning stove, breakfast kitchen with appliances and utility/cloakroom. To the first floor there are two bedrooms, en-suite shower room, en-suite bathroom and staircase (accessed via bedroom 3) leading to the spacious and characterful attic bedroom. Externally there is a lawned rear garden with wooden gazebo housing a hot tub. Residents on-street permit parking is available.

The market town of Appleby is situated in the heart of the Eden Valley making it an ideal tourist spot with a variety of local amenities including shops, restaurants, schools and train station. Easy access to Penrith via the A66, M6 motorway, Scotch Corner and the Lake District National Park. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Oak front door into entrance hall.**

**ENTRANCE HALL** Radiator, loft access, staircase to the first floor, understairs storage cupboard and wood effect flooring. Doors to dining room and lounge.

**DINING ROOM (11'5 x 9' max)** Double glazed sash window, radiator, wood effect flooring and understairs storage cupboard with power, wood effect flooring and cloaks area.



DINING ROOM

**LOUNGE (15'8 max x 14'9)** Inset fireplace housing a wood burning stove on a sandstone hearth with oak mantle. Double glazed sash window, radiator, wood effect flooring, loft access and door to breakfast kitchen.



LOUNGE



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**BREAKFAST KITCHEN (13'5 max x 11' max)** Fitted kitchen incorporating a one and a half bowl ceramic sink with mixer tap, four ring electric hob with extractor hood above and oven below, integrated fridge, freezer and dishwasher. Breakfast bar, loft access, ceiling spotlights, wood effect flooring, double glazed frosted window to the side, cupboard housing the Worcester boiler, door to utility/cloakroom and door to the rear.



BREAKFAST KITCHEN

**UTILITY/CLOAKROOM (6' x 5'9)** Base units with worksurface and tiled splashbacks, one and a half bowl ceramic sink with mixer tap, integrated washing machine, low level WC, radiator, tiled flooring, ceiling spotlights and double glazed frosted window.



UTILITY/CLOAKROOM

**FIRST FLOOR LANDING** Exposed varnished floorboards, radiator, understairs storage cupboard and doors to bedrooms.

**BEDROOM 2 (15' max x 12' max)** Double glazed sash window with a lovely open aspect across the playing fields towards the park. Radiator exposed varnished floorboards and door to en-suite shower room.



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**EN-SUITE SHOWER ROOM** Three piece suite comprising rainfall shower and shower attachment in tiled cubicle, floating WC and stone wash hand basin over a vanity unit. Part tiled walls, tiled flooring, chrome towel rail radiator and ceiling spotlights.

**BEDROOM 3 (16' max x 10'4 max)** Double glazed sash window, radiator, exposed varnished floorboards, door to en-suite bathroom, door and staircase to bedroom 1.



BEDROOM 3



EN-SUITE BATHROOM

**EN-SUITE BATHROOM** Three piece suite comprising rainfall shower and shower attachment over panelled bath, floating WC and stone wash hand basin over a vanity unit. Part tiled walls, tiled flooring, chrome towel rail radiator and ceiling spotlights.

**MASTER BEDROOM (19'9 max x 17' max)** Apex ceiling with feature beams, ceiling spotlights, exposed varnished floorboards, radiator, Velux window and under eaves storage cupboards.





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**OUTSIDE** Enclosed lawned rear garden with Indian sandstone path leading to the wooden gazebo housing the hot tub, and a gravelled seating area. Gated access to the rear and either side providing a right of way. Residents on-street permit parking is available.



REAR GARDEN

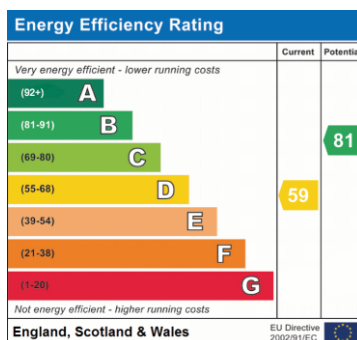


GAZEBO & HOT TUB

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band B.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.



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