

# Cumbrian Properties

## New House, Colby, Appleby



**Price Region £450,000**

**EPC-E**

Detached house | Flexible layout  
3 receptions | 4 bedrooms | 2 bathrooms  
Stunning gardens, ample parking & garage | No onward chain

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## 2/ NEW HOUSE, COLBY, APPLEBY

Located in the picturesque village of Colby, only one and a half miles from Appleby, sits this impressive and unique “reverse style” home offering generously proportioned accommodation throughout, guaranteed income from solar panels, stunning gardens, and beautiful walks from your doorstep. The accommodation layout and generously size rooms offer flexibility and briefly comprise entrance hall with access to the utility room and garage. First floor dining kitchen, dining room, cloakroom, lounge and sunroom. Downstairs there are four bedrooms, master en-suite shower room and family bathroom. Externally the property occupies a wonderful plot with ample parking, garage, and mature gardens centered around a pond bursting with wildlife. From the garden there is a handy gate for easy access to the public footpaths for beautiful walks around the area. Internally the property would benefit from some updating, however, with huge scope to improve and add value makes this an exciting opportunity for those looking to put their own stamp on a great home. Sold with no onward chain, viewing is a must to fully appreciate the scale of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

**Double glazed front door into the entrance hall.**

**ENTRANCE HALL** Electric radiator, door to utility room, coving to the ceiling, staircase to the lower ground floor and first floor.



ENTRANCE HALL

**UTILITY ROOM (11' x 7'6)** Plumbing for washing machine, sink unit with cupboards below, tile effect flooring, coving, double glazed door to the side and door to garage.



UTILITY ROOM

### 3/ NEW HOUSE, COLBY, APPLEBY

#### **FIRST FLOOR**

**LANDING** Doors to the living accommodation.

**BREAKFAST KITCHEN (21'7 x 13' max)** Fitted kitchen incorporating sink unit with mixer tap, integrated fridge freezer, plumbing for dishwasher, fitted oven and microwave, hob with extractor hood above, part tiled walls, electric radiator, coving to the ceiling and double glazed windows to the side and rear with beautiful views over the garden and fields towards the Pennines.



BREAKFAST KITCHEN

**DINING ROOM (13'4 x 12'8)** Coving to the ceiling and double glazed window to the rear with a lovely view over the garden and countryside towards the Pennines.



DINING ROOM



CLOAKROOM

**CLOAKROOM** Low level WC, wash hand basin with tiled splashback and double glazed window to the front.

**LOUNGE (22' x 13'8)** Double glazed windows to the front and rear, multi fuel stove, coving to the ceiling, two electric radiators and double glazed sliding doors to the sun room.



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LOUNGE



SUN ROOM

SUN ROOM (12'9 x 8') UPVC double glazed windows to the front, side and rear.

**LOWER GROUND FLOOR**

**INNER HALL** Doors to bedrooms, bathroom and walk-in drying room. Electric radiator and coving to the ceiling.

**BEDROOM 1 (13' max x 12'8)** Built-in wardrobe and storage cupboard, coving to the ceiling, electric radiator, UPVC double glazed sliding patio door to the garden and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Shower cubicle, low level WC and wash hand basin. Part tiled walls, double glazed window to the side, built-in storage cupboard and electric heated towel rail.

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EN-SUITE SHOWER ROOM

**BEDROOM 2 (12'9 x 12'8)** Coving to the ceiling and double glazed window overlooking the rear garden.

**BEDROOM 3 (13'8 x 12'8)** Double glazed window to rear, electric radiator and coving to the ceiling.



BEDROOM 2



BEDROOM 3

**BEDROOM 4 (11' x 9')** Double glazed window to the side, electric radiator and coving to the ceiling.



BEDROOM 4



6/ NEW HOUSE, COLBY, APPLEBY

**BATHROOM** Four piece suite comprising walk-in bath with shower above, low level WC, wash hand basin and bidet. Fully tiled walls, tiled floor and double glazed window to the front.



BATHROOM

**OUTSIDE** Spacious block paved driveway to the front providing parking for several vehicles leading to the garage and entrance to property. Substantial wrap-around gardens incorporating a feature stunning pond enhanced by the established shrubs, flower beds and trees. There are lovely seating areas and lawns with a useful greenhouse, composter, garden shed and log store.



GARDENS

7/ NEW HOUSE, COLBY, APPLEBY

**GARAGE (18'3 x 11'3)** Electric up and over door, light, power and double glazed window to the side.



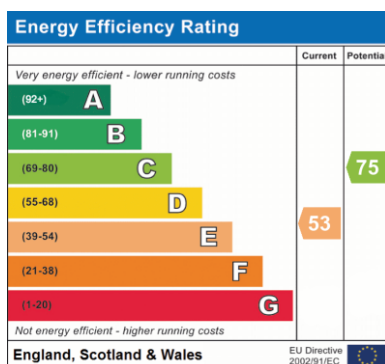
VIEW FROM THE LOUNGE

**LOCATION** Colby is a pretty, rural community located in lovely countryside approximately one and a half miles from the market town of Appleby. The town is only a few minutes' drive and has an excellent range of local amenities. In the nearby village of Bolton there is a village school with nursery, a public house, Church, Chapel and Village Hall. All main facilities are in Penrith with excellent transport links via the M6, A66, A6 and the main West coast railway line. Colby village has a very active community around the village hall with social events and activities.

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

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

**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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