



Pennine View

APPLEBY



3 PENNINE VIEW



Welcome to 3 Pennine View, a beautifully presented family home nestled in a truly stunning location just over a mile from the historic market town of Appleby. Set amidst picturesque open countryside, this property enjoys sweeping views to the front over the majestic Pennine range, including landmarks like High Cup Nick, Cross Fell, and Dufton Pike, while to the rear, the panorama stretches from Mallerstang in North Yorkshire to the iconic Lakeland Fells—perfect for anyone who enjoys being close to nature.

3 Pennine View is a delightful, well-maintained home that is ready to move into. The ground floor offers a bright and spacious living room, complete with a feature fireplace, where you can sit and take in those beautiful views. The adjoining conservatory offers an ideal spot to relax, with views across the charming rear garden. The modern kitchen comes fitted with stylish grey wood-effect units and ample space for all your appliances. It also has a door that leads directly to the garden, making it easy to enjoy outdoor dining or simply step outside for some fresh air.

Upstairs, the home offers three comfortable bedrooms. The master bedroom boasts exceptional panoramic views of the surrounding fells, stretching as far as the Lakeland Fells. The second and third bedrooms also enjoy fabulous countryside views towards the Pennines, making every window a picture frame. The family bathroom is contemporary and practical, featuring a fully tiled suite with an electric shower over the bath.



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Take a closer look...



Property Type:

Terraced

Square Footage:

803 sqft

Council Tax Band

B

EPC Rating

C

Tenure

Freehold

Why Appleby?



DISCOVER THE ALLURE OF APPLEBY, WHERE PICTURESQUE COUNTRYSIDE MEETS MODERN CONVENIENCE. EMBRACE THE CHARM OF ITS VIBRANT TOWN CENTER, COMPLETE WITH BOUTIQUE SHOPS, COZY CAFES, AND INVITING PUBS, WHILE SURROUNDED BY BREATHTAKING NATURAL BEAUTY, OFFERING ENDLESS OPPORTUNITIES FOR EXPLORATION ALONG SCENIC TRAILS AND MEANDERING RIVERS. BEYOND ITS SCENIC SPLENDOR, APPLEBY FOSTERS A TIGHT-KNIT COMMUNITY SPIRIT, WHERE NEIGHBOURS BECOME FRIENDS AND LOCAL EVENTS AROUND.

ENJOY THE EASE OF MODERN AMENITIES WITHIN REACH, FROM SUPERMARKETS TO HEALTHCARE FACILITIES, ALL WHILE REVEALING IN THE PEACEFUL RETREAT THAT APPLEBY PROVIDES, OFFERING A SANCTUARY FROM THE HUSTLE AND BUSTLE OF URBAN LIFE. EXPERIENCE THE MAGIC OF COUNTRYSIDE LIVING IN APPLEBY AND SEIZE THE OPPORTUNITY TO CALL THIS IDYLIC LOCALE HOME.

WITH GREAT TRANSPORT LINKS AND EASY ACCESS TO THE M6 MAKING PENRITH AND THE LAKES JUST A SHORT DRIVE AWAY.

Appleby Town





PARKING



GARDEN

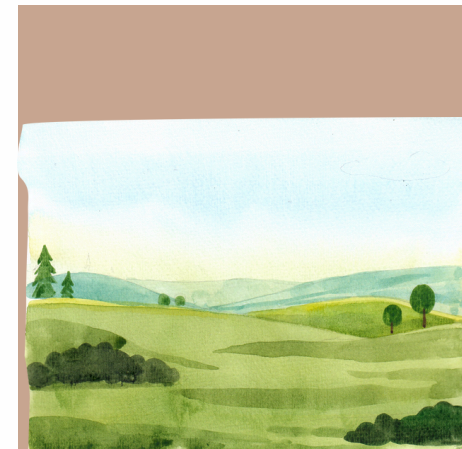


OUTSIDE, THE PROPERTY CONTINUES TO IMPRESS. THE FRONT GARDEN IS IMMACULATLY PRESENTED WITH GRAVEL AREAS, FLOWERING BORDERS, AND A CENTRAL BED THAT ADDS CURB APPEAL. THERE IS ALSO THE ADDED CONVENIENCE OF OFF-ROAD PARKING. A SHARED SIDE PASSAGE PROVIDES ACCESS TO THE REAR GARDEN, A TRANQUIL OASIS THAT HAS BEEN THOUGHTFULLY LANDSCAPED WITH RAISED BEDS AND GRAVEL AREAS. THERE'S A CHARMING WOODEN SUMMERHOUSE, A SHELTERED GAZEBO FOR ENTERTAINING, AND EVEN A GREENHOUSE FOR THOSE WHO ENJOY GARDENING. ADDITIONAL FEATURES INCLUDE A WELL-EQUIPPED OUTHOUSE WITH LIGHT AND POWER AND A WORKSHOP, PERFECT FOR HOBBIES OR STORAGE.



3 PENNINE VIEW

APPLEBY-IN-WESTMORLAND

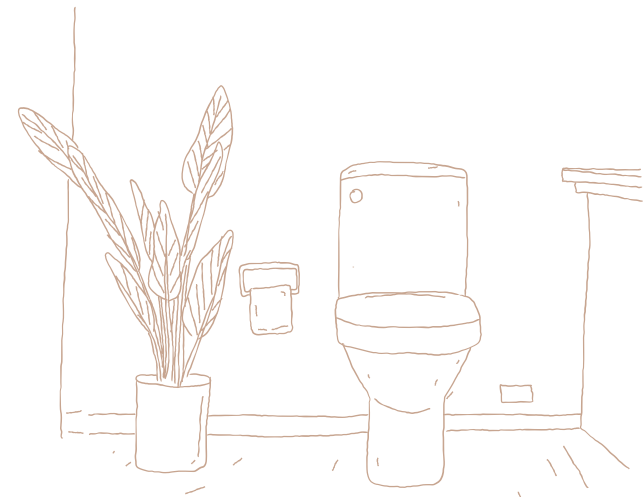




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WHERE CAN I FIND...



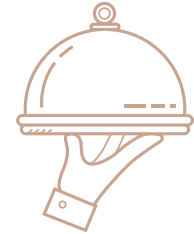
The Closest School?

Appleby Primary School is located just 1.8 miles away.



The Local Shop?

Appleby Co-Op is just 1.5 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Crown and Cushion Inn and it's fabulous menu awaits you, only 1.4 miles away.



Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!



A Refreshing Pint?

The Royal Oak Inn is just 1.9 miles round the corner, you could be back home in under 5 minutes!



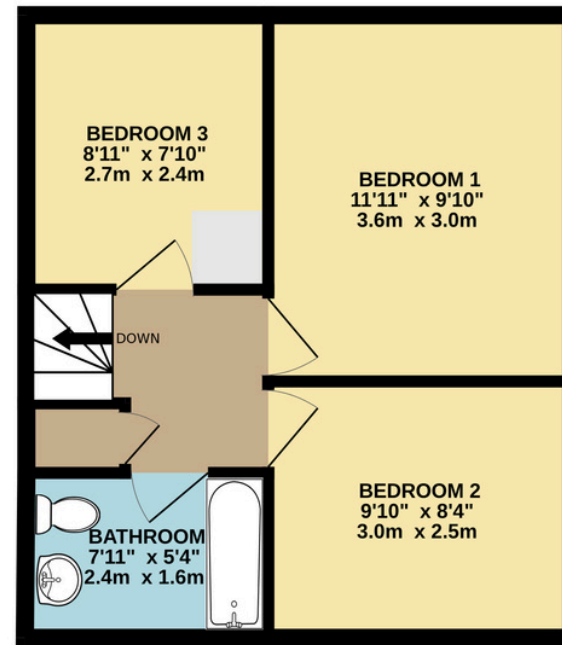
Your Local Property Experts?

Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days!





GROUND FLOOR



FIRST FLOOR

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Total Floor Area: 803 sq ft (74.6 sq.m) approx.

Ground Floor: 445 sq.ft (41.3 sq.m) approx.

First Floor: 358 sq.ft (33.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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