

PFK

36 Pembroke Street, Appleby-in-Westmorland, Cumbria CA16 6UA

Guide Price: £185,000





LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith which lies on the London to Glasgow mainline railway. Appleby is situated just 10 miles east of the Lake District National Park and is at the foot of the North Pennines Area of Outstanding Natural Beauty and in the heart of the Eden Valley. It is serviced by the M6 via junction 38 at Tebay and the A66 bypasses the town and gives good access to the north and also to the south via the A1 at Scotch Corner. The town is served by a variety of small supermarkets, an assortment of independent shops, art galleries and boutique cafe. There is also an array of shops selling artisan fresh produce, a weekly market, schools which are rated good by Ofsted, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

Traditional two bed semi-detached period home, with cellar, rear garden and driveway running down the side of the property. This excellent home has been occupied by the current owners since 1976 and is now ready for new residents to make this wonderful property their own.

Having undergone a rear extension some time ago, the property enjoys well proportioned accommodation and briefly includes an entrance hall, dining room, front aspect living room, rear aspect kitchen and an excellent cellar, with deceptively good head height.

To the first floor there are two double bedrooms, one of which sits to the front and is very generous indeed, and a recently fitted shower room. Stairs lead from the first floor to the second floor (please note that this is a steep staircase), where there is a versatile attic room. Having been used for a variety of purposes over the years, this room benefits from overstairs and eaves storage. (we understand that this forms part of the original build of the property, however buyers should confirm this via their surveyor/solicitor).

Externally there is an easily maintained gravelled area to the front with a driveway to the side providing offroad parking for smaller vehicles and giving access to the rear. The rear garden is surprisingly private, laid mainly to lawn with an array of established trees, shrubs and hedgerow.

Conveniently located within this historic market town, don't miss out on the chance to acquire a super property like this!

ACCOMMODATION

Entrance Hall

Accessed via part glazed UPVC front door. With stairs to the first floor, radiator and door into the dining room.

Dining Room

3.38m x 3.67m (11' 1" x 12' 0") (min measurements) A rear aspect reception room with decorative coving, shelved recesses and electric radiator with a further radiator run from the back boiler. A door gives access into the kitchen with a further door leading down to the cellar and glazed double doors into the living room.

Living Room

3.65m x 3.42m (12' 0" x 11' 3") A front aspect reception room with bay window, decorative coving, electric radiator and open fire in a tiled surround and hearth.

Kitchen

4.89m x 2.13m (16' 1" x 7' 0") Having been previously extended, the 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. Space for freestanding appliances including cooker, washing machine and fridge freezer, breakfast bar, open shelving, radiator, twin side aspect windows and glazed door leading out to the garden.

BASEMENT LEVEL

Cellar

3.35m x 4.56m (11' 0" x 15' 0") Accessed via stairs from the dining room. With power, lighting and wall mounted shelving, housing the electric consumer unit, front aspect window and access to a separate smaller room which we understand held the coal chute.

FIRST FLOOR

Landing

With stairs to the second floor attic room and doors to the first floor rooms.

Shower Room

2.61m x 2.11m (8' 7" x 6' 11") Accessed from half landing level. Fitted with a recently installed three piece suite comprising panelled shower cubicle with electric shower, WC and wash hand basin. Airing cupboard housing the hot water cylinder, further storage cupboard, part panelled walls and obscured side aspect window.

Bedroom 1

3.62m x 4.54m (11' 11" x 14' 11") A generous front aspect double bedroom with electric radiator.

Bedroom 2

2.62m x 3.74m (8' 7" x 12' 3") A rear aspect double bedroom with electric radiator.

SECOND FLOOR ATTIC ROOM

Accessed via steep stairs from the first floor landing. A versatile space with side aspect window and excellent eaves and overstairs storage space. (we understand that this forms part of the original build of the property, however buyers should confirm this via their surveyor/solicitor)

EXTERNALLY

Viewing: Through our Penrith office, 01768 862135.

Garden and Parking

To the front of the property there is an enclosed low maintenance gravelled area and a tarmac driveway to the side which provides offroad parking for smaller vehicles. Side access leads to the enclosed rear garden, mainly laid to lawn with established trees, shrubs and hedgerow.

Directions: What3Words - enough.shuts.limp

Travelling east on the A66, take the slip road into Appleby and continue on this road passing the Grammar School on the right. As you start to descend down the hill, take the left turn and then the second right. Follow this road, taking the second right onto Pembroke Street and the property can be found at the bottom end of the street.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.
The EPC rating is TBC.

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; Emma Harrison Financial Services – 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 & drainage. Electric heating (to some rooms with the back boiler fuelling the others) and majority double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B



