



Bongate Cottage | Appleby

BONGATE COTTAGE



Welcome Home to Bongate Cottage...

A beautifully presented stone-fronted cottage, quietly tucked away on Back Lane, one of Appleby's most secluded and charming locations. Despite its peaceful setting, the property remains within comfortable walking distance of the town centre, offering the rare balance of privacy and convenience.

The current owners have worked tirelessly to update the property with new and extensive insulation, new electrics and a new heating system, giving this period property the enviable EPC rating of a C. Making this beautiful home as cosy as it is characterful.

Throughout the cottage, the balance between original character and modern comfort has been carefully maintained. Bongate Cottage is a warm, welcoming and deceptively spacious home, ideal for those seeking charm, seclusion and a strong sense of place, all within the heart of Appleby.



Property Type:

Cottage

Square Footage:

1295 sqft

Council Tax Band

n/a

EPC Rating

C

Tenure

Freehold



PARKING



GARDEN



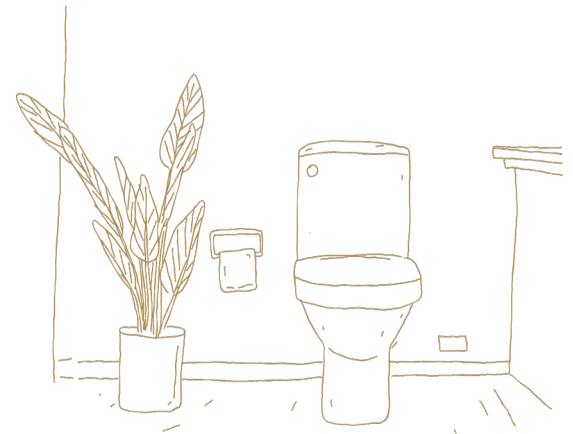
AT THE FRONT OF THE COTTAGE IS A MODEST YET CHARACTERFUL OUTDOOR SPACE, FINISHED IN A BLEND OF COBBLES AND PAVING. WHILE COMPACT, IT IS PERFECTLY POSITIONED TO CAPTURE THE MORNING LIGHT AND IS CURRENTLY ENJOYED WITH A TABLE AND CHAIRS, CREATING AN INVITING SPOT FOR COFFEE AT THE START OF THE DAY. A TRADITIONAL STONE-BUILT SHED PROVIDES PRACTICAL STORAGE FOR GARDEN FURNITURE OR OUTDOOR EQUIPMENT. PARKING IS AVAILABLE IMMEDIATELY OUTSIDE ON THE LANE FOR ONE VEHICLE, WITH ADDITIONAL PARKING OPTIONS CLOSE BY, MAKING DAY-TO-DAY LIVING BOTH EASY AND FLEXIBLE.



Zzz...ooo









Why Appleby?

BONGATE COTTAGE OCCUPIES AN ENVIABLE POSITION WITHIN EASY WALKING DISTANCE OF MANY OF APPLEBY'S MOST TREASURED AMENITIES. JUST A SHORT STROLL AWAY IS THE ROYAL OAK, A BEAUTIFUL TRADITIONAL INN OFFERING A VARIED MENU, EXCELLENT FOOD, A WARM WELCOME AND A PERFECTLY POURED PINT. IN THE SUMMER MONTHS, GELATO IS SERVED, AND THE EXTENSIVE BEER GARDEN BECOMES A LIVELY AND MUCH-LOVED MEETING PLACE FOR LOCALS AND VISITORS ALIKE.

BOTH APPLEBY PRIMARY SCHOOL AND THE HIGHLY REGARDED APPLEBY GRAMMAR SCHOOL ARE WITHIN COMFORTABLE WALKING DISTANCE, AS IS THE TOWN'S FAMOUS APPLEBY RAILWAY STATION, PROVIDING EXCELLENT CONNECTIVITY. THE COTTAGE IS ALSO WELL PLACED FOR THE TOWN'S INDEPENDENT SHOPS, CAFÉS AND BARS, ALLOWING EVERYDAY LIFE TO BE ENJOYED LARGELY ON FOOT.

FOR WIDER TRAVEL, THE A66 LIES JUST A FEW MINUTES' DRIVE AWAY, OFFERING A KEY WEST-TO-EAST ARTERIAL ROUTE ACROSS THE COUNTRY, WHILE THE M6 MOTORWAY CAN BE REACHED IN APPROXIMATELY 15 MINUTES. APPLEBY ITSELF SITS WITHIN WHAT IS OFTEN DESCRIBED AS THE 'GOLDILOCKS ZONE' OF THE EDEN VALLEY. THE VILLAGE OF DUFTON, A GATEWAY TO THE PENNINE WAY, IS ONLY A SHORT DRIVE AWAY. THE YORKSHIRE DALES NATIONAL PARK MEETS CUMBRIA AT GREAT ASBY, JUST SEVEN MINUTES FROM THE PROPERTY, WHILE THE SHORES OF ULLSWATER CAN BE REACHED IN AROUND 30 MINUTES, PLACING SOME OF THE REGION'S MOST CELEBRATED LANDSCAPES WITHIN EASY REACH.

WHERE CAN I FIND...



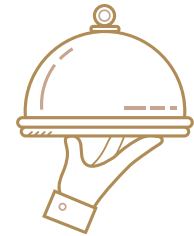
The Closest Primary School?

Appleby Primary School is just 0.6 miles away with Appleby Grammar School just 0.7 miles away



The Local Shop?

Appleby Co-op just 0.3 miles away, perfect for daily essentials or those delicious picky bits!



A Delicious Meal?

Royal Oak Inn and its delicious menu is only 0.2 miles away just a short walk away!



Somewhere Nice to Walk the Dog?

There are plenty of walks on your door step to enjoy with or without your four legged friends!

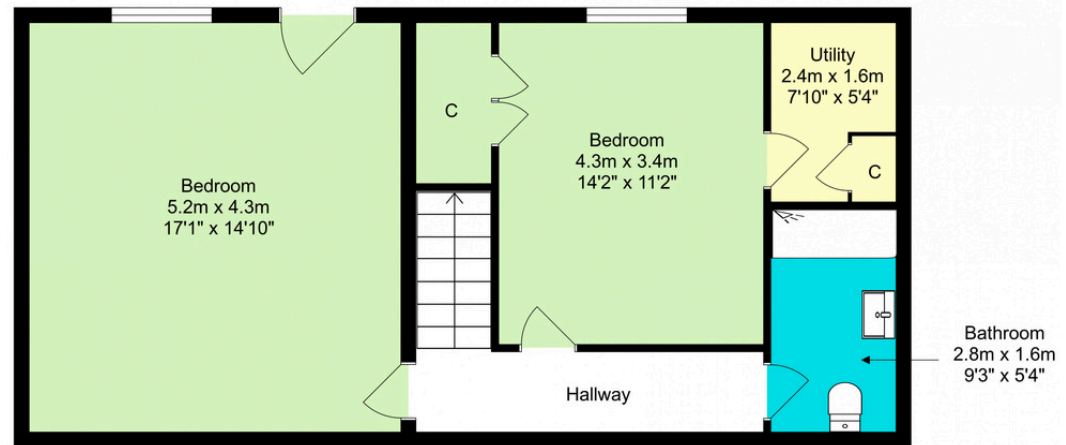
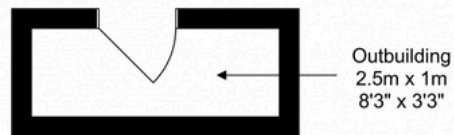
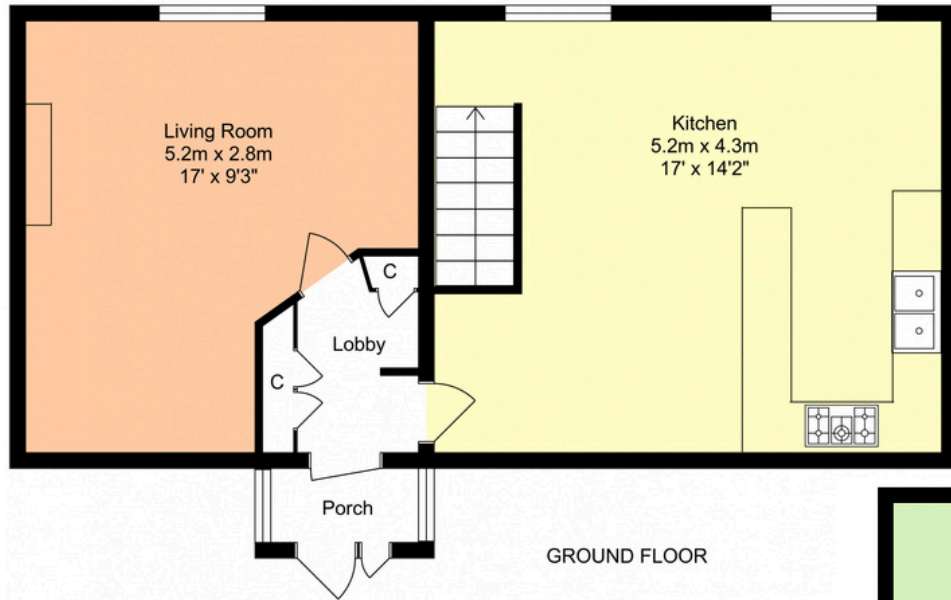


A Refreshing Pint?

Crown and Cushion Inn is a short 0.4 miles away and you are guaranteed a great pint and a warm welcome!

Total Floor Area: 1295 sq.ft (120.3 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.



Contact our amazing team to arrange any viewings or market appraisals
Available 7 days a week and outside of business hours
Contact directly on 01768 204563 or 07951 748560