

PFK

38 Westmorland Rise, Appleby-in-Westmorland, Cumbria CA16 6SJ

Price Guide: £400,000





LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 by-passes the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

38 Westmorland Rise is a detached, family home sat within a large plot at the end of a quiet estate. Having been built by its current owners, this house has been designed with family living in mind.

Internally the property offers a large, triple aspect living room with feature gas fireplace, open plan kitchen/dining room leading into a large garden room, downstairs WC, utility room, three double bedrooms - one with en-suite shower room and walk-in wardrobe, a single bedroom, and super family bathroom with freestanding, clawfooted bath.

Externally the property provides ample parking for multiple cars, a detached single garage and well-proportioned, lawned gardens with substantial patio seating area.

ACCOMMODATION

Entrance Reception Hallway

Accessed via part glazed, uPVC front entrance door. Doors to ground floor rooms, under stairs storage cupboard and stairs to first floor accommodation.

WC

Fitted with WC and wash hand basin.

Laundry/Utility Room

1.74m x 3.09m (5' 9" x 10' 2") Front aspect room with built in base storage units, contrasting work surfacing, sink/drainers unit and space/power/plumbing for washing machine.

Living Room

4.12m x 6.33m (13' 6" x 20' 9") A bright, triple aspect, reception room with radiator and feature fireplace housing gas fire.

Open Plan Dining Kitchen

6.94m x 3.11m (22' 9" x 10' 2") A light and airy, open plan living space with two windows and an abundance of light from the adjoining garden room. Kitchen area is fitted with a range of wall and base units with complementary work surfaces incorporating Belfast sink with mixer tap. A matching breakfast bar provides informal dining space. Built in gas oven and hob with extractor fan over, integrated dishwasher and fridge freezer. Dining area has a radiator and ample space for large dining furniture. Open access into:-

Garden Room

3.99m x 3.09m (13' 1" x 10' 2") A wonderful additional living space with patio doors providing access to the rear garden.

FIRST FLOOR

Landing

With window at half landing level and built in airing cupboard.

Family Bathroom

3.04m x 2.21m (10' 0" x 7' 3") Partly tiled, family bathroom fitted with heated towel rail and three piece suite comprising freestanding, claw footed bath, WC and wash hand basin.

Principal Bedroom

3.4m x 4.79m (11' 2" x 15' 9") A large, principal bedroom with two side aspect windows, radiator, walk-in wardrobe and en suite shower room.

Walk-In Wardrobe

2.00m x 1.42m (6' 7" x 4' 8")

En Suite Shower Room

2.13m x 1.42m (7' 0" x 4' 8") Front aspect room with tiled, shower cubicle fitted with electric shower, WC, wash hand basin and heated towel rail.

Bedroom 2

3.43m x 2.90m (11' 3" x 9' 6") Rear aspect, double bedroom with radiator.

Bedroom 3

4.16m x 2.90m (13' 8" x 9' 6") Rear aspect, double bedroom with radiator.

Bedroom 4

1.78m x 3.32m (5' 10" x 10' 11") Dual aspect, single bedroom with windows to front and side elevations. Radiator and access to loft space (via hatch).

EXTERNALLY

Driveway Parking

A substantial tarmac driveway at the front and one side of the property provides off road parking for multiple vehicles.

Detached Single Garage

With up and over door, power and light.

Gardens

A large, patio seating area to one side of the property provides access to gravelled pathway and a good sized lawn with established trees and shrubs. To the rear there is a further, large lawned garden with substantial fencing providing an excellent degree of privacy. External water tap and power supply point.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold. The EPC rating is C.

Access

Access to the property is via a private road, maintenance of which is the responsibility of the property owner(s).

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; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; 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, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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 E

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A66 to Appleby, and follow the road into the town, passing the Grammar School on your right. As you proceed down the hill towards the Sands, take the left turn on to Station Road, and proceed up the hill. Turn left at the primary school, follow the road through the development and the property can be found on the right hand side at the head of the cul-de-sac.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PFK

Approximate total area⁽¹⁾
1576.18 ft²
146.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
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