

PFK

High Burrells, Burrells, Appleby-in-Westmorland, Cumbria CA16 6EG

Guide Price: £675,000





LOCATION

Burrells is situated a short distance outside the market town of Appleby which provides an excellent range of day to day facilities including primary and secondary schools, various shops and small supermarkets, hotels, public houses, churches, numerous sports clubs and a railway station on the scenic Settle to Carlisle line. Penrith is about 15 miles to the north and the M6 is easily accessible at Tebay (Junction 38) around 13 miles to the south west. The property enjoys fine views over open countryside towards the Pennines to the east and south.

PROPERTY DESCRIPTION

Constructed to exacting standards in the late 1960's is this fabulous residence - with expansive accommodation over two floors, this property offers so much more than meets the eye. Enjoying up to five bedrooms, ample reception rooms, three bathrooms and adjoining garage, coupled with a fabulous plot extending to around 1.5 acres (0.61 ha) and circa 5.5 acre (2.23 ha) paddock, the opportunity on offer is incredibly vast!

Having only ever changed hands on the open market just the once (in 2015), do not miss out on an incredibly rare opportunity to acquire this deceptively large, bungalow-style, property, which enjoys the sympathetic inclusion of period charm and the characteristics of the mansion house located in the neighbouring grounds, from which the original owners took their inspiration.

Enjoying rural views and gardens that house an array of beautiful plants, shrubs and trees, along with a pond occupied by numerous fish and delightful lily pads, this is a home that would cater well to a range of lifestyles. There are endless possibilities ... for those who like to enjoy a self-sufficient lifestyle, there is a vegetable patch, greenhouse, orchard and level lawn - which, having started off as the tennis court to the mansion house and would be fabulous for use as a kitchen garden, whilst the paddock is ideal for those who wish to acquire a rural residence that could work as a small-holding or for equestrian facilities.

This fine residence is ready for new custodians to further enhance the property and make it their own. With a number of upgrades made by the current owner that have positively attributed to the dwelling, the accommodation briefly comprises the following accommodation on the ground floor: entrance porch, shower room, impressive hallway with galleried landing, kitchen/diner, dining room, utility, WC, sunroom, study, living room, sitting room, three double bedrooms, bathroom and additional ensuite and dressing room. To the first floor there are ample storage options and two further double bedrooms - one with basin and currently used as a games room.

The adjoining garage houses a workshop and two storage areas with mezzanine level and the private driveway provides ample parking space.

Given the versatility of this property, an early viewing is highly advised. It offers a delightful home to those with a desire to live in a generous, privately appointed house, with their own paddock and extensive grounds ... don't miss out!

ACCOMMODATION

Entrance Porch

Accessed via glazed, wooden, entrance door with glazed side panel. Exposed stone wall, slate floor, part glazed, wooden door with glazed side panels into hallway and further door into:-

Shower Room

Fitted with three piece suite comprising fully tiled shower cubicle with electric shower, WC and wash hand basin. Upper level window, heated towel rail and extractor fan.

Main Hallway

Impressive and welcoming hallway with beautiful galleried landing and upper level windows allowing the light to stream in. Combination of sconce lighting with pendant lighting above, two radiators, parquet flooring and feature, solid wood, open staircase to first floor accommodation - which we understand to be Indian maple wood. Doors to numerous ground floor rooms including kitchen, dining room, living room, sitting room and inner hall.

Living/Family Room

4.84m x 7.3m (15' 11" x 23' 11") Bright and spacious, formal reception room with dual aspect, floor to ceiling windows taking in the beautiful views. Intricate wall mouldings and beautiful hooded fire which sits proud within a wooden fireplace with granite hearth and surround. Sconce lighting, two radiators, carpeting and door to dining room.

Sitting Room

3.37m x 4.10m (11' 1" x 13' 5") Lovely second reception room with large, picture window overlooking the garden, radiator and open fire set within stone surround.

Dining Room

5.48m x 4.08m (18' 0" x 13' 5") Light and airy, further reception room with floor to ceiling windows overlooking the garden and adjoining paddock. Bi-fold doors open up into the kitchen with separate glazed door also providing access to the kitchen and further doors giving access to the hallway and living room. Wall lighting, two radiators and carpeting.

Kitchen/Diner

4.74m x 5.46m (15' 7" x 17' 11") max. Beautiful room with picture window overlooking the garden and bi fold doors through to the dining room. Fitted with 'in frame' design kitchen wall and base units featuring oak doors and under lighting to the wall cupboards with complementary combination of wood and laminate work surfaces, tiled splash backs and 1.5-bowl stainless steel sink unit with mixer tap. An island provides additional storage and informal dining space at a breakfast bar whilst appliances include eye level double oven, induction hob with extractor fan over, dishwasher, under counter fridge and under counter freezer. Shelved pantry, two radiators, recess providing additional storage and housing a further fridge, carpeting and doors to dining room, main hallway and rear hall.

Rear Hallway

With radiator and windows looking into the sunroom and doors to the sunroom, utility room, WC and integral garage.

Sunroom

3.72m x 3.88m (12' 2" x 12' 9") With low level wall, wooden double glazed windows, radiator and door leading out to the garden. Door to study/office area and tiled floor.

Study/Office

1.84m x 3.76m (6' 0" x 12' 4") With outlook over the garden, carpeting and radiator.

Utility Room

2.55m x 1.97m (8' 4" x 6' 6") Fitted with a range of wall and base units with complementary worktops, tiled splash backs and twin-bowl sink/drainage unit. Cupboard housing the boiler and double-fronted cupboard housing the hot water cylinder (the cold water tanks which feeds this is situated in the loft area above the utility room). Twin windows, parquet flooring, clothes creel and space for under counter washing machine.

WC

With WC and wash hand basin in vanity storage unit. Tiled splash back, window, heated towel rail, parquet flooring and double fronted cupboard with shelving and hanging rail.

Inner Hall

Accessed via the main hallway. Built in illuminated, display cabinetry, two radiators and doors to three bedrooms - one with dressing room and en suite bathroom, a family bathroom and an excellent, built in, shelved linen/airing cupboard.

Bedroom 1

4.54m x 5.46m (14' 11" x 17' 11") - to wardrobe fronts. Generous, dual aspect, double bedroom with floor to ceiling windows enjoying a rural outlook. A wall of wardrobes provides ample storage incorporating a range of storage solutions including drawers, hanging space and even the original heaters to warm up the clothes within! Two radiators and door to dressing room and en suite facilities.

Dressing Room

2.63m x 3.18m (8' 8" x 10' 5") With the benefit of fully tiled shower. This is a superb dressing room with full length, wall mounted mirror, heated towel radiator and excellent built in dresser units incorporating wash hand basin, laminate work surfacing and complete with mirrors, drawers and display shelves. Window, carpeting, vinyl flooring and door into:-

En Suite Bathroom

2.02m x 3.11m (6' 8" x 10' 2") Complete with original suite comprising deep set bath with central taps, WC, bidet and wash hand basin. Part tiled walls, window, feature tiled recess, wall mounted mirror, radiator, storage unit and vinyl flooring.

Bedroom 2

4.5m x 4.1m (14' 9" x 13' 5") max. Rear aspect, double bedroom with floor to ceiling windows overlooking the garden and paddock. Carpeting, radiator, built in wardrobes and drawers, along with wash hand basin and mirror unit.

Bedroom 3

4.78m x 4.31m (15' 8" x 14' 2") max. Front aspect, double bedroom with radiator, carpeting, original wash hand basin, fitted mirror and built in wardrobes and drawers.

Family Bathroom

Fitted with original three piece suite comprising deep set bath with electric shower over, WC and wash hand basin. Front aspect window, tiled walls, feature recesses, wall mounted mirrors, radiator, built in cupboard and vinyl flooring.

FIRST FLOOR

Galleried Landing

A fabulous, light and airy, space including an area ideal for seating or as a delightful reading nook. Bespoke lighting has been fitted to the top of the feature banister supplemented by additional pendant lighting. Carpeting and radiator.

Bedroom 4/Games Room

4.19m x 3.97m (13' 9" x 13' 0") Suitable for use as a double bedroom but currently utilised as a games room. This room enjoys a beautiful outlook and has wash hand basin, carpeting, radiator and built in wardrobes.

Luggage/Storage Area

A super storage space with sloped ceiling and wooden flooring. There is also access to additional loft space from this area.

Substantial Storage Room

8.65m x 3.08m (28' 5" x 10' 1") A superb space - currently used for storage, with radiator, power points and vinyl flooring. Access to loft space and door to the eaves where the cold water head tank is located (serving the hot water cylinder tank in the linen/airing cupboard on ground floor level which in turn feeds the wash basins and bathrooms in the bedroom area of the ground floor.

Bedroom 5

4.52m x 3.09m (14' 10" x 10' 2") Formerly a sewing room, this is a good sized double bedroom with window, carpeting, radiator and built in shelved, cupboard.

EXTERNALLY

Private Driveway

A substantial, private tarmac driveway, with flanking flower beds, provides generous parking space and leads to:-

Integral Garage/Workshop & Storage Areas

Integral garage with electric up and over door, workshop and two storage areas which are further complemented by a mezzanine level.

Garden Grounds

The property sits within a plot of approx. circa 1.5 acres (0.61 ha) and incorporates a delightful combination of extensive lawn, established flower beds, meadow garden, vegetable beds and orchard. An area, formerly the tennis courts to the mansion house next door, offers potential as a superb kitchen garden due the level of the ground. Within the garden there is also a pond with established lily pads, which we believe houses around sixty fish.

Access from the gardens to the adjoining paddock and also to an area exclusively for the solar panels - which were fitted in 2011 and are on a feed-in tariff.

Paddock

The paddock adjoins the property and measures circa 5.5 acre (2.02 ha). The current owner has enjoyed the ownership and it does imply that prospective owner(s) can control what their outlook is. It offers options for either continued use of the farm tenancy or potential usage as a small smallholding or for equestrian purposes - it would cater well for those lifestyles.

ADDITIONAL INFORMATION

Tenure

Freehold.

Sewage Treatment Plant

Located in the garden and installed in October 2023. We understand the plant complies with current standards and rules introduced on 1st January 2020. However, we would advise any prospective purchaser to satisfy themselves regarding this matter.

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 : Naphthens 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 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 water & electricity. Sewage treatment plant installed in October 2023. Solar panels installed in 2011 feed into the National Grid with a tariff until 2036 and, subject to submission of meter readings, current owner receives quarterly payments (the panels do not supply the property itself). Oil central heating installed. Windows/doors are a combination of UPVC and wood. The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

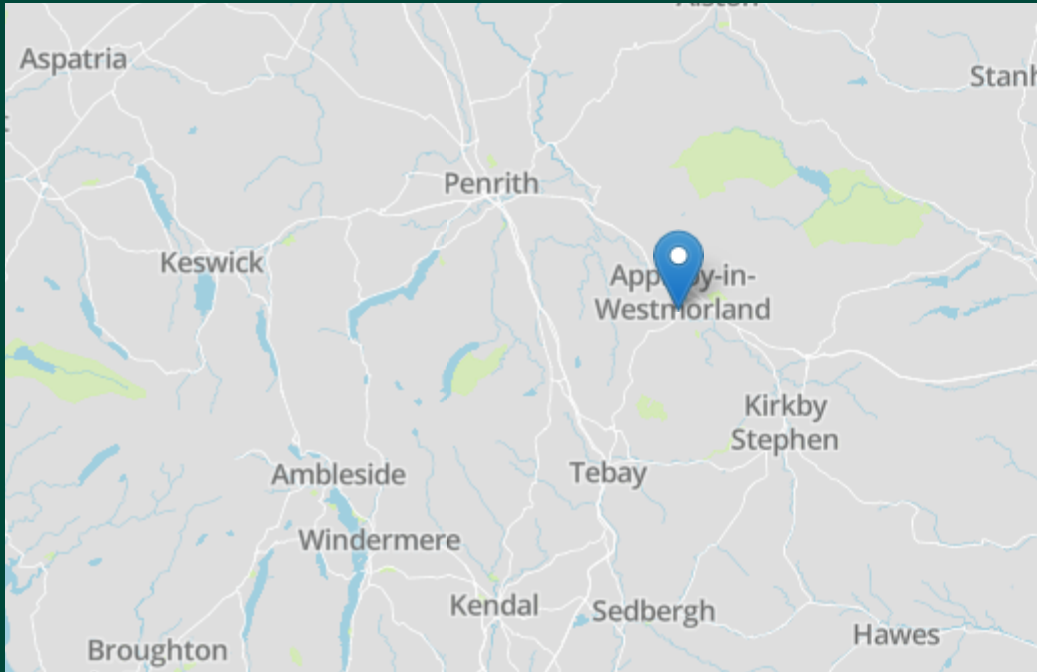
Council Tax: Band G

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words for Parking - collide.solid.crunched

From Appleby town centre, head up Boroughgate towards the Castle and follow the main road out of town towards Orton. On entering Burrells, pass the first entrance on the right, then take the next right - after the two houses situated on the road-side.





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Approximate total area⁽¹⁾
 4463.69 ft²
 414.69 m²

Reduced headroom
 41.44 ft²
 3.85 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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Floor 0

Floor 1