



Westmorland Rise | *Appleby*

Welcome home to the beautiful Westmorland Rise...



11

WESTMORLAND

RISE

Set within a highly convenient position in Appleby, just a short walk from the train station on the celebrated Settle to Carlisle line, 11 Westmorland Rise offers the rare combination of excellent transport connectivity and generous family living. Whether commuting, welcoming visitors or simply enjoying the ease of rail access, the location is both practical and desirable.

11 Westmorland Rise is a substantial and versatile semi detached home, offering four bedrooms including a self contained ground floor suite, expansive living spaces and a sun filled garden, all within easy reach of Appleby's amenities and outstanding rail connections. It is a house designed for modern family life, with flexibility, warmth and elegance at its core.



Property Type:

Semi Detached

Square Footage:

1560_{sqft}

Council Tax Band

C

EPC Rating

C

Tenure

Freehold





Sleep⁰⁰⁰

Soothe⁰⁰⁰

Sanctuary⁰⁰⁰





Cook 000

Create 000

Connect 000



Relax ⁰⁰⁰

Recharge ⁰⁰⁰

Reconnect ⁰⁰⁰





Refresh
Relax
Rejuvenate

Why Appleby in westmorland?

WESTMORLAND RISE 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 BEAUTIFUL HOME 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.

YOUR GUIDE TO LOCAL AMENITIES

A Delicious Meal?

The Royal Oak is just 0.8 miles away, Appleby has a variety of restaurants and cafes that cater to all tastes

The Closest Shops

Appleby serves the local community with a variety of shops for daily provisions and Penrith is just 7 miles away, offering large supermarkets for the weekly shop.



The Closest School?

Appleby grammar school is just a short 4 minute drive away and appleby primary school is just a 6 minute walk away,

A Refreshing Pint?

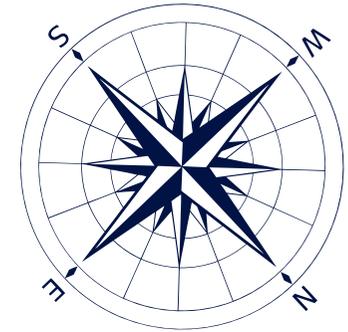
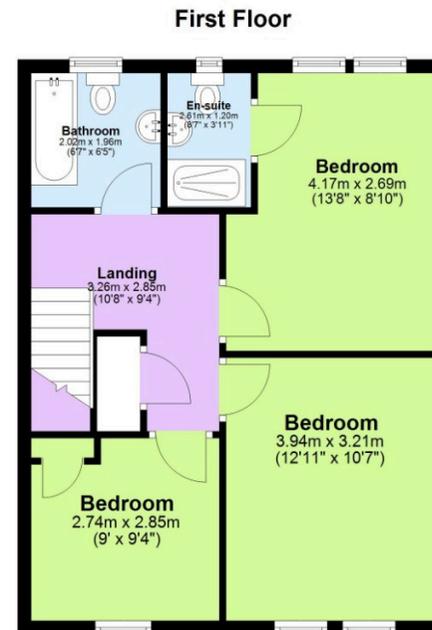
Pop into The Crown and Cushion in the centre of Appleby where they will be ready for you with a cold beer and a very warm welcome!

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! As the shores of lake ullswater is just a short drive away as is Dufton Pike

Total Floor Area 1560 sq.ft (145 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.




NICHOLSON & WOOLF

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