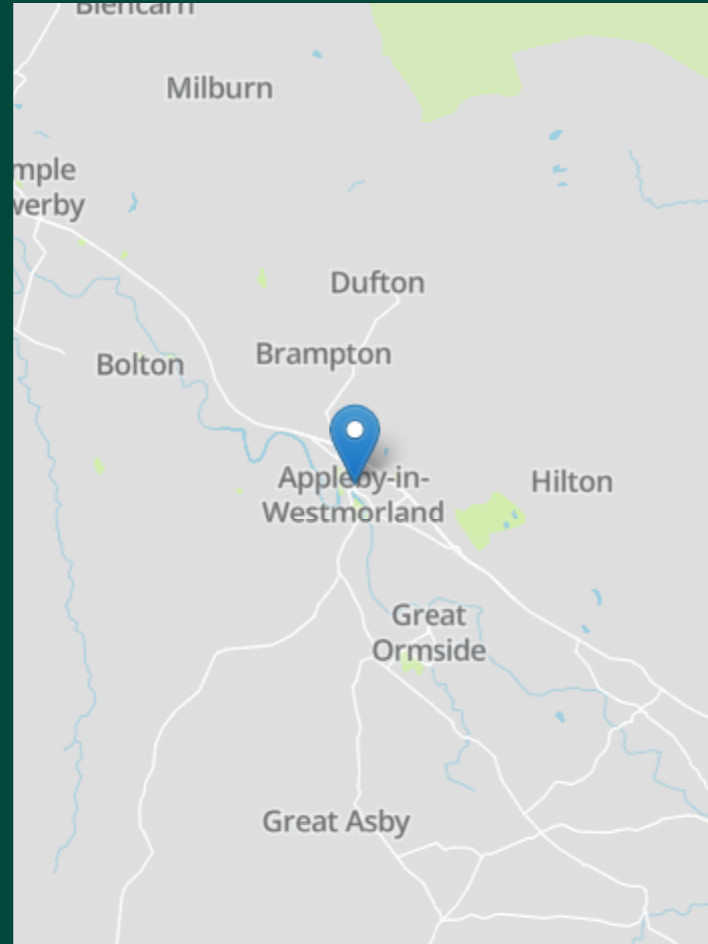
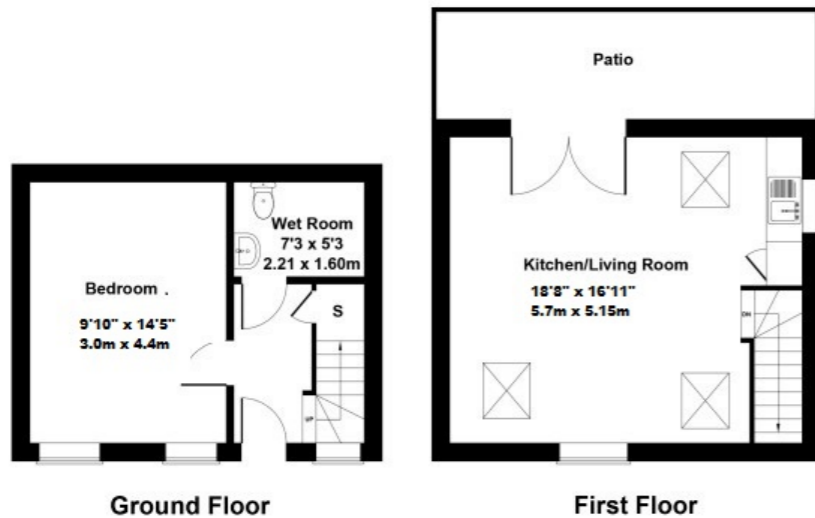


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



The Cottage



Ground Floor

First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Squirrel Holt Cottage, The Sands, Appleby-in-Westmorland, CA16 6XR

- Charming 1 bed barn conversion
- Reverse style accommodation
- Council Tax: Band A
- Fully furnished
- Rear patio garden
- Tenure: freehold
- Currently a successful holiday let
- Ideal BTL or holiday let
- EPC Rating D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01768 862135



penrith@pfk.co.uk



www.pfk.co.uk

LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses 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, public houses, restaurants, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

An excellent opportunity to acquire a one bedroom charming cottage, full of character and set within the heart of the historic town of Appleby.

Sold fully furnished, Squirrel Holt Cottage is a beautiful property, ideal for generating income as a holiday let, as it is currently used, or as a residential let. Situated in an elevated position to the rear of the sandstone properties that stand proud along the Sands, this well proportioned property has reverse style accommodation with a bedroom and wet room to the ground floor, together with a useful understairs storage cupboard, with further open plan accommodation to the first floor which includes a modern kitchen, dining area and living space, complete with multi fuel stove and patio doors leading to a private rear patio.

ACCOMMODATION

Entrance Hallway

The property is accessed from the rear of Redstones via the garage located to the side. This beautiful sandstone cottage is accessed via a wooden part glazed door leading into the entrance hall with stairs to the first floor and understairs cupboard.

Bedroom

3.0m x 4.4m (9' 10" x 14' 5") A front aspect double bedroom with twin windows and newly fitted carpet which continues up the stairs.

Shower Room/Wet Room

1.6m x 2.2m (5' 3" x 7' 3") A substantial wet room fitted with electric shower, WC and wash hand basin, extractor and heater.

Open Plan Living/Dining/Kitchen

5.7m x 5.15m (18' 8" x 16' 11") Newly carpeted stairs to the first floor lead to a superb open plan living space with beams, vaulted ceiling and multifuel stove set on a flagged hearth. Velux windows and patio doors lead to a private, flagged patio which runs along the rear of the property. Front aspect sash and case windows and wood effect flooring.

The dining area has ample space for a dining table and chairs.

The kitchen comprises a tall unit together with base units with complementary work surfacing incorporating a stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include an electric oven and hob along with under counter fridge.

EXTERNALLY

Rear Yard

To the rear of the property you will find a lovely private patio garden offering ample space to sit out and enjoy those more balmy evenings.

ADDITIONAL INFORMATION

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 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

Services: Mains water, drainage and electricity. Electric heating and 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith take the A66 east, turning off at Appleby. Turn left at the T junction and follow the road under the bridges, and down the hill into town. Squirrel Cottage can be accessed via the rear of Redstones which is situated on the left and can be accessed to the right of 'Capsticks Carpets'.

