

Cumbrian Properties

4 Browthwaite, Dufton, Appleby



Price Region £459,000

EPC-D

Detached house | Desirable village location
1 reception | 4 bedrooms | 2 bathrooms
Detached garage | Stunning fell views to the rear

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2/ 4 BROWTHWAITE, DUFTON, APPLEBY

An exciting opportunity to purchase a four-bedroom detached house located in the sought-after village of Dufton. Tucked away in a small quiet development of only seven houses, and with incredible views towards Dufton Pike, this attractive property provides well-proportioned accommodation throughout, manageable sized gardens and a generous detached garage. Internally the accommodation briefly comprises; spacious entrance hall, downstairs WC, lounge with a wood burning stove, dining kitchen and utility room. Upstairs there are four bedrooms, a family bathroom and an ensuite shower room to the master bedroom. Outside the property occupies a manageable corner plot with lawned gardens, vegetable beds and amazing views from Cross Fell to High Cup Nick. To the front there is parking for two cars in front of the detached garage with power and lighting. Surrounded by fabulous open countryside with a variety of walks in the fells, Dufton is set in the Eden Valley at the foot of the Pennines and is one the areas prettiest villages with a popular pub, church and village hall. Appleby is within easy reach as is the A66, providing easy access to the A1, Penrith and the M6.

The accommodation with approximate measurements briefly comprises:

Double glazed door into entrance hallway.

ENTRANCE HALLWAY Staircase to the first floor, understairs storage cupboard, radiator and doors to lounge, dining kitchen and cloakroom.



ENTRANCE HALL



CLOAKROOM

CLOAKROOM Low level WC, wash hand basin with tiled splashback, radiator and UPVC double glazed window to the front.

LOUNGE (17' x 11'9) UPVC double glazed window to the front, two radiators, multi fuel stove, coving to ceiling and UPVC double glazed double doors leading out to the garden.



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DINING KITCHEN (22'6 x 10'2) A range of wall and base units, complementary worksurfaces, a 1.5 bowl sink with drainer and mixer tap, built in oven and hob with extractor hood above. Integrated dishwasher, space for under counter fridge, tiled flooring, UPVC double glazed window to the side, two radiators, part tiled walls and UPVC double glazed window overlooking the rear garden with beautiful views towards Dufton Pike. Door to utility room.



DINING KITCHEN

UTILITY ROOM Plumbing for washing machine, space for freezer, floor mounted boiler, tiled flooring, radiator, part tiled walls and double glazed door to the garden.



UTILITY ROOM

FIRST FLOOR LANDING Radiator, loft access, shelved airing cupboard housing the hot water cylinder, UPVC double glazed window to the front, doors to bedrooms and bathroom.



LANDING



BATHROOM

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BATHROOM A white suite comprising of bath, low level WC and wash hand basin. Tile effect flooring, part tiled walls and UPVC double glazed window to the side.

BEDROOM 1 (11'6 x 10'4) Built in wardrobe, radiator, door to en-suite shower room and UPVC double glazed window to the rear with beautiful views towards Dufton Pike.



BEDROOM 1

EN-SUITE SHOWER ROOM Shower cubicle, low level WC, vanity unit wash hand basin, part tiled walls, radiator and UPVC double glazed window to the rear.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12' x 8'10) Radiator and UPVC double glazed window to the rear with views towards Dufton Pike.



BEDROOM 2

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BEDROOM 3 (10'6 x 8') Radiator and UPVC double glazed window to the front.



BEDROOM 3

BEDROOM 4 (8'5 x 7'10) Radiator and UPVC double glazed window to the front.



BEDROOM 4

OUTSIDE To the front of the property there is a block paved driveway leading to the detached garage. Lawned side garden which provides potential for an additional parking space, if required. Enclosed rear garden with mature trees and shrub borders, flower beds, greenhouse, raised vegetable beds, paved patio seating area and sandstone wall along the back backing onto neighbouring fields with a beautiful view towards Dufton Pike.

DETACHED GARAGE (14'3 x 18'3) Up and over door, pedestrian door to the side, power and light.



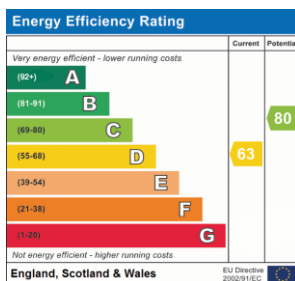
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DIRECTIONS From the centre of Appleby, head up Battlebarrow, drive under the A66 and follow the road for 3.3 miles into Dufton. Once in the village, continue along the road, taking the right into Browthwaite. The property can be found at the head of the cul-de-sac, on the left hand side.

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band E

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