

Cumbrian Properties

The Yews, Long Marton, Appleby



Price Region £250,000

EPC-E

Terraced cottage | Double fronted
Open plan lounge/dining/snug | 3 bedrooms | 1 bathroom
Gardens & parking | Village location

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A beautiful three bedroom, double fronted, terraced cottage located in the heart of the desirable village of Long Marton. Internally the property offers cosy and characterful accommodation which has been lovingly updated throughout by the current owner. The double glazed and oil central heated accommodation briefly comprises open plan lounge with multi fuel stove, dining area incorporating snug, and kitchen. To the first floor there are three well-proportioned bedrooms and bathroom. Low maintenance rear garden and walled lawned front garden. Parking is available to the front of the property.

The Yews is located in the heart of the pretty Eden Valley village of Long Marton, a peaceful village on the edge of the northern Pennine fells. The village has a school, pub and village hall with regular village events. Long Marton is well-situated between the Lake District and Yorkshire Dales National Parks with the nearby A66 offering good transport links to the market towns of Appleby and Penrith and the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (15'6 max x 10' max) Inset fireplace with sandstone surround and hearth housing a multi fuel stove, UPVC double glazed window to the front, radiator, storage cupboard, understairs cupboard, staircase to the first floor, beamed ceiling, wood effect flooring, opening to the snug/dining area and kitchen.



LOUNGE

SNUG/DINING AREA (15'8 x 8'4) Decorative cast iron fireplace with sandstone hearth (decorative purpose only), UPVC double glazed window, radiator, beamed ceiling and wood effect flooring.

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SNUG/DINING AREA

KITCHEN (15'5 x 7') Fitted kitchen incorporating a stainless steel sink unit with mixer tap, freestanding electric cooker with extractor hood above, plumbing for dishwasher and space for fridge freezer. Radiator, UPVC double glazed window to the front, double glazed window to the rear, wood effect flooring and steps up to the rear door.



KITCHEN

FIRST FLOOR

LANDING Storage cupboard, latch doors to the bedrooms and bathroom.

BEDROOM 1 (15'8 x 8'6) UPVC double glazed window and radiator.



BEDROOM 1

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BEDROOM 2 (10'4 max x 10' max) UPVC double glazed window and radiator.



BEDROOM 2



BEDROOM 3

BEDROOM 3 (10'3 x 7'6) UPVC double glazed window, radiator and panelled ceiling.

BATHROOM (7'3 max x 5'3 max) Three piece suite comprising rainfall shower above panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, tiled flooring, panelled ceiling with spotlights, towel rail radiator and double glazed frosted window.



BATHROOM

OUTSIDE Walled front garden laid to lawn with coal bunker and log store. Enclosed, low maintenance rear garden incorporating a flower bed housing a variety of shrubs and bushes, steps leading up to a patio area with vegetable plot, oil tank, garden shed, outside tap and concrete block shed housing the oil boiler.



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GARDEN

DIRECTIONS From Penrith take the A66 east for approximately 9 miles and take the left hand turn signposted Long Marton. Follow the road into the centre of the village, passing the pub on your left, The Yews is the second property on the right hand side.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		86
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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