


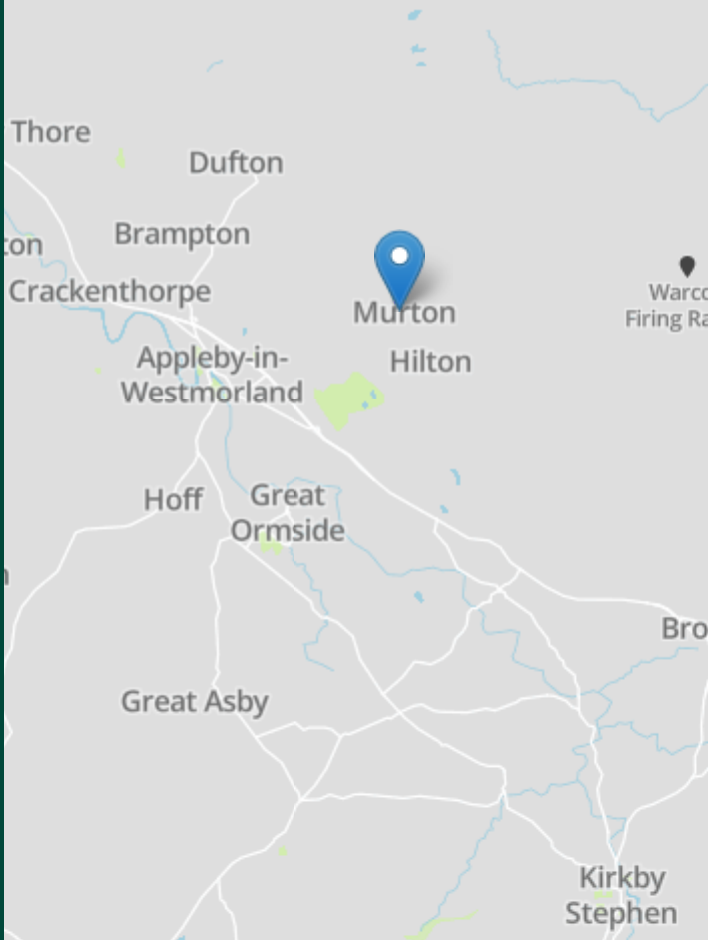


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



PFK

Guide Price: £150,000



Dane Cottage, Murton, Appleby-in-Westmorland, CA16 6NA

- Semi detached cottage
- 2 reception rooms
- Council Tax Band TBC
- In need of modernisation
- Large garden
- EPC rating F
- 2 double bedrooms
- Tenure: Freehold

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LOCATION

Murton is a close knit, mixed farming/residential village in the eastern Pennine area of Cumbria around 4 miles from Appleby and the A66 trunk road which gives good access to Penrith and the M6 to the north and Scotch Corner and the A1 to the east. Close by are the new village hall, church and Appleby Golf Course is just 2 miles away at Brackenber Moor.

PROPERTY DESCRIPTION

Dane Cottage is a semi detached cottage in the fellside village of Murton. Now in need of some renovation this property has bags of potential.

Internally the property benefits from a good sized kitchen, lounge with log burning stove, second reception room with an open fire and wet room to the ground floor. To the first floor there are two spacious bedrooms and a family bathroom.

Externally the property has a large garden mainly laid to lawn, a shed, two outhouses and parking for up to two cars.

ACCOMMODATION

Entrance Porch

Located to the side of the property, the entrance porch has a door to the front and further door to the rear, leading into the garden.

Kitchen

2.8m x 4.5m (9' 2" x 14' 9") A front aspect room, fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with tiled splashbacks. Freestanding cooker and washing machine, radiator.

Reception Room 1

4.2m x 4.3m (13' 9" x 14' 1") Currently used as a lounge/dining room. Dual aspect reception room with large log burning stove with back boiler behind (used for heating and hot water) and radiator.

Inner Hallway

Stairs to first floor with understairs storage cupboard.

Reception Room 2

3.7m x 5.1m (12' 2" x 16' 9") Front aspect reception room with door leading to entrance porch, with front door to the property. Electric fire (with open fireplace behind), built in cupboard and radiator.

Wet Room

Fitted with three piece suite comprising shower, wash hand basin and WC.

FIRST FLOOR LANDING

Bedroom 1

5.2m x 3.5m (17' 1" x 11' 6") Large double bedroom with twin windows to the front, built in cupboard, loft hatch and radiator.

Bedroom 2

3.08m x 4.3m (10' 1" x 14' 1") Large, side aspect double bedroom with twin windows, radiator and built in cupboard.

Family Bathroom

Fitted with three piece suite comprising bath, wash hand basin and WC.

Gardens and Parking

To the front there are flower beds with side access leading to the rear garden. The spacious rear garden is mainly laid to lawn and benefits from two outhouses and a wooden shed. To the rear of the garden is a strip of land used for offroad parking for two vehicles, which can be accessed from the side of the neighbouring property leading around to the rear.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; Landmark - EPC/Floorplan Referrals - EPC & Floorplan £66.00, EPC only £24.00, Floorplan only £6.00; Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and drainage. Heating by back boiler and double glazing installed. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or 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 Appleby, turn on to Bridge Street and after crossing the River Eden bridge, turn right at The Sands following the main road then take the left turn signposted Hilton and Murton. Upon reaching the village, cross over the bridge then turn left and the property is located a short way down the road on the right hand side. There is parking to the rear of the property, turn right just before the cottages. A for sale board has been erected for identification purposes.

