

# PFK

New House, Colby, Appleby-in-Westmorland, Cumbria CA16 6BD

Guide Price: £495,000





## LOCATION

Colby is a charming, primarily residential village, situated just 1.5 miles west of Appleby town centre. Appleby, the former county town of Westmorland, provides an excellent range of day-to-day amenities including primary and secondary schools, small supermarkets and varied shops, sports facilities, hotels and public houses and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

Situated in an elevated position on the outskirts of the desirable village of Colby, is this imposing, executive 4 bedroomed residence, well appointed in a generous plot, enjoying a beautiful garden and far reaching views. Constructed in 1995 New House is a substantial property, one which offers a great deal to even the most discerning of buyers and enjoys a location that is desirable to many.

With natural light filtering through the property, the bright, versatile and spacious accommodation caters well to modern family lifestyles, with ample space for home working.

Very well maintained by the current owner, the new custodians of this handsome home will be delighted by what it has to offer. With generous accommodation over three floors briefly comprising welcoming entrance hall, utility, garage, kitchen/diner, dining room, living room, garden room, three double bedrooms with ensuite to the principal bedroom, single bedroom/office space and a separate family bathroom, New House is further complemented by generous grounds and gardens.

A block paved driveway provides ample parking for several vehicles and established gardens border the property to three sides and offer an array of flower beds, shrubbery, trees coupled with a delightful pond. With plenty of areas to sit and enjoy the delights of this charming garden, you will be taken in by the tranquility, wildlife and colour from the abundance of flowers throughout the grounds.

## ACCOMMODATION

### Entrance Hall

Accessed via part glazed wood door. With stairs down to the lower ground level and up to the first floor and door to utility/laundry room.

### Utility/Laundry Room

3.29m x 2.27m (10' 10" x 7' 5") A good sized utility room with work surfacing, incorporating stainless steel sink and drainer unit with tiled splashbacks, space and plumbing for washing machine, door to integral garage and and part glazed, side aspect external door.

## FIRST FLOOR LANDING

With doors leading to living accommodation.

### Kitchen/Diner

6.7m x 3.8m (22' 0" x 12' 6") A generous, modern kitchen/diner with coving to the ceiling and spotlighting throughout. The kitchen area is fitted with a range of wall and base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including countertop mounted electric hob with extractor over, separate eye level oven and microwave, fridge freezer, ironing board and plumbing for dishwasher. Breakfast bar, under unit lighting, wood flooring and side aspect window. The dining area has ample space to accommodate a good sized dining table, radiator and rear aspect window.

### Dining Room

4.0m x 3.8m (13' 1" x 12' 6") A bright and versatile, rear aspect dining room enjoying far reaching views. With coving to the ceiling and radiator.

### WC

Fitted with WC and pedestal wash hand basin, obscured front aspect window.

### Living Room

6.7m x 4.1m (22' 0" x 13' 5") Bright and generous, dual aspect reception room with large picture windows, coving to the ceiling, ceiling rose and wall mounted lighting. Log burning stove set within a large sandstone surround, two electric radiators, TV point and patio doors leading to the garden room.

### Garden Room

2.4m x 3.9m (7' 10" x 12' 10") Glazed to three sides with solid roof, enjoying attractive views over the garden and beyond.

## LOWER GROUND FLOOR

With coving to the ceiling, radiator and doors leading to all rooms.

### Bedroom 4

3.3m x 2.7m (10' 10" x 8' 10") Side aspect single bedroom with coving to the ceiling and radiator. This room was previously used as an office.

### Bedroom 2

3.8m x 4.1m (12' 6" x 13' 5") A generous, rear aspect double bedroom currently used as an office and enjoying a lovely outlook. With radiator and coving to the ceiling.

### Bedroom 3

3.8m x 3.8m (12' 6" x 12' 6") Rear aspect double bedroom with coving to the ceiling and radiator.

### Cloakroom

With cloaks area, hot water cylinder and immersion heater.

### Bathroom

Fitted with four piece suite comprising easily accessible, walk in bath with mains shower over and fitted shower screen, wash hand basin with fitted mirror over, WC and bidet. Tiled walls and flooring, radiator and obscured front aspect window.

### Principal Bedroom

3.8m x 3.9m (12' 6" x 12' 10") A lovely, rear aspect double bedroom with patio doors enjoying a lovely outlook over the garden. With coving to the ceiling, radiator and built in wardrobes.

### Ensuite Shower Room

Fitted with three piece suite comprising tiled shower cubicle, wash hand basin and WC. Coving to the ceiling, extractor fan, fitted storage cupboard with shelving, part tiled walls, vertical heated towel rail and obscured side aspect window.

## EXTERNALLY

### Gardens and Parking

A large, sweeping block paved driveway provides offroad parking for several vehicles, leading to the garage and the entrance to the property. Set on a large plot, the property enjoys substantial wraparound gardens with established shrubbery, flower beds, trees and lawns and benefitting from a greenhouse, garden shed and log store. The delightful rear garden has a generous lawned area with large patio seating area and a substantial pond with decked bridge over and an outlet into the river, all surrounded by gravelled pathways.

### Garage

3.4m x 5.5m (11' 2" x 18' 1") Single garage with electric up and over door, power, lighting, water and window.

## ADDITIONAL INFORMATION

### White Goods

Please note all white goods currently within the property are included in the sale.

### Tenure & EPC

The tenure is freehold.

The EPC rating is E.

### 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 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, 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

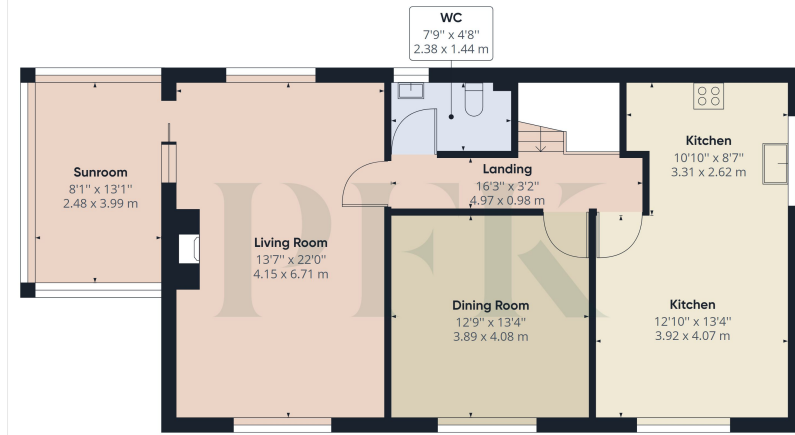
Mains electricity, water and drainage. Electric heating and double glazing installed throughout. Immersion heater for hot water and solar panels installed. Telephone and broadband connections installed subject to BT regulations. Please note the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: From the bottom of Boroughgate in Appleby, following the main road up towards the Castle and proceed down to the right in front of the Castle and then take the second turning to the right onto Colby Lane. Continue on this road until arriving in Colby village. Continue through the village and New House is the last property on the right hand side.





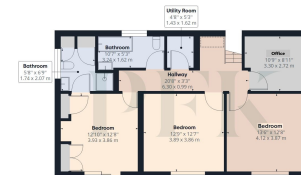
Approximate total area<sup>(1)</sup>  
951.83 ft<sup>2</sup>  
88.43 m<sup>2</sup>

(1) Excluding balconies and terraces

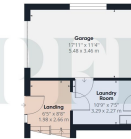
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



Floor 0



Floor 1/2

Approximate total area<sup>(1)</sup>  
2151.68 ft<sup>2</sup>  
199.90 m<sup>2</sup>

Reduced headroom  
5.74 ft  
0.53 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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Floor 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC