

PFK

Tidy Bank Cottage, Murton, Appleby-in-Westmorland, Cumbria CA16 6NF

Guide Price: £612,500





LOCATION

Located between Murton and Dufton, Tidy Bank occupies an elevated rural position, with amenities nearby. Dufton is a highly attractive and popular Cumbrian fellside village, nestled below Dufton Pike whilst 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

A cottage by name, however much more by nature... A most exciting opportunity has arisen to acquire this wonderful residence, one which needs little introduction, however certainly requires a visit.

Having undergone an extensive renovation by the current owners, with bespoke fittings and to exacting standards, words will not do Tidy Bank Cottage justice... The accommodation is deceptively generous throughout and extremely well presented, with 3/4 bedrooms, 2 bathrooms, dining room, living room, sun room, office/bedroom 4 and a superb utility area; this is a residence that also keeps on giving once you take a step outside.

Enjoying extensive, landscaped mature gardens, private driveway with ample parking, delightful patio garden and a beautiful, elevated meadow area, you will relish in the delights of the grounds in which Tidy Bank Cottage sits.

Due to the position of this charming property, it goes without saying that the views are, quite simply, stunning! Nestled between Murton Pike and High Cup Nick, with a panoramic outlook across the Eden Valley toward the Lakeland fells, Tidy Bank Cottage offers even the most discerning of buyers a most enviable rural dream.

ACCOMMODATION

Entrance Hall

Accessed via part glazed door to the rear of the property. With storage cupboard housing the hot water cylinder, tiled flooring and doors leading to the shower room and study/bedroom 4 with two steps down leading to the utility room and kitchen.

Shower Room

3.3m x 1.7m (10' 10" x 5' 7") Fitted with three piece suite comprising large, walk in shower cubicle with electric shower, wash hand basin set in vanity unit and low level WC. Wall mounted mirror and vertical heated chrome towel rail, extractor fan, part tiled walls, LED sealed unit lighting and dual aspect windows.

Office/Bedroom 4

3.6m x 2.6m (11' 10" x 8' 6") A versatile rear aspect room, enjoying views over the garden. Currently used as an office, the room could also be utilised as a good sized double bedroom, conveniently sited, adjacent to the shower room. With radiator and access door leading into a workshop/storage area which has external doors to both front and rear.

Utility Room

2.3m x 2.7m (7' 7" x 8' 10") Fitted with a range of base units with complementary work surfacing and upstands, incorporating stainless steel sink and drainer unit with mixer tap. Recessed display shelving, radiator, LED sealed unit lighting, rear aspect window and open plan access leading into the kitchen.

Kitchen

4.8m x 2.6m (15' 9" x 8' 6") Fitted with an excellent range of high quality wall, base and glass fronted display units with complementary work surfacing and upstands, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated AEG electric double oven with hob, glass splashback and extractor over, feature exposed stonework to one wall and door to useful understairs storage cupboard. Ceiling beam enhancing the character of the property, LED sealed unit and pendant lighting, radiator, dual aspect windows, door to inner hallway and glazed double doors leading into the dining room.

Dining Room

4.4m x 3.1m (14' 5" x 10' 2") A generous, dual aspect reception room with original sandstone inglenook fireplace with brick hearth, housing a wood burning stove, radiator and door to the inner hallway.

Inner Hallway

With stairs leading to the first floor and doors giving access to the living room, dining room, kitchen and sun room.

Living Room

4.4m x 3.0m (14' 5" x 9' 10") A bright and spacious reception room with dual aspect windows enjoying lovely open views. With radiator and wood burning stove on brick hearth with oak lintel.

Sun Room

2.1m x 2.2m (6' 11" x 7' 3") A lovely room, glazed to three sides with double doors leading out to the garden and enjoying beautiful, panoramic open views (please note glazing is newly fitted), feature exposed stonework and radiator.

FIRST FLOOR LANDING

With charming reading nook, Velux window, radiator and doors to first floor rooms.

Bedroom 1

3.2m x 4.0m (10' 6" x 13' 1") A front aspect principal bedroom enjoying open views. With wardrobes (we understand these will remain in the property) and radiator.

Bedroom 2

4.4m x 3.0m (14' 5" x 9' 10") Front aspect double bedroom enjoying beautiful open views. With loft hatch, radiator and door to large walk in wardrobe with shelving and dual hanging rails.

Bedroom 3

3.1m x 2.4m (10' 2" x 7' 10") A side aspect bedroom with radiator and additional Velux window.

Family Bathroom

3.1m x 2.5m (10' 2" x 8' 2") Fitted with three piece suite comprising large corner bath with tap connected, hand held shower attachment, WC and wash hand basin. Shelved airing cupboard with radiator, tiled walls, heated towel rail, Velux window and further side aspect window benefitting from incredible open views.

EXTERNALLY

Workshop

2.5m x 3.3m (8' 2" x 10' 10") A versatile space, accessed internally from the office/bedroom 4. With ample storage space and external doors to either end.

Gardens and Parking

Gated access from the road leads on to a gravelled driveway, with lawn to either side, leading to the property. To the front and side, there are established, landscaped beds with an array of flowers and shrubbery and a gravelled parking area which leads round to the rear. To the rear, there is a beautiful, flagged patio area and a further elevated meadow garden, offering delightful views over the Eden Valley and towards the Lakeland fells. Following extensive landscaping to the gardens by the current owners, there are a number of seating areas from where to enjoy the stunning views and the tranquility of the rural surroundings.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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, private water supply and septic tank drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Fast fibre broadband installed. 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.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, enter Appleby and proceed past the Grammar School and down Battlebarrow hill onto the Sands. Follow the main road through Appleby then take the left turn signposted Hilton and Murton as you ascend the next hill. Continue under the railway bridge, taking the second exit at the mini roundabout, following the road taking the next left until reaching Murton. On reaching the village, cross over the bridge, and continue straight ahead. Follow this road for approximately 2 miles and Tidy Bank can be found in an elevated position, on the right hand side.



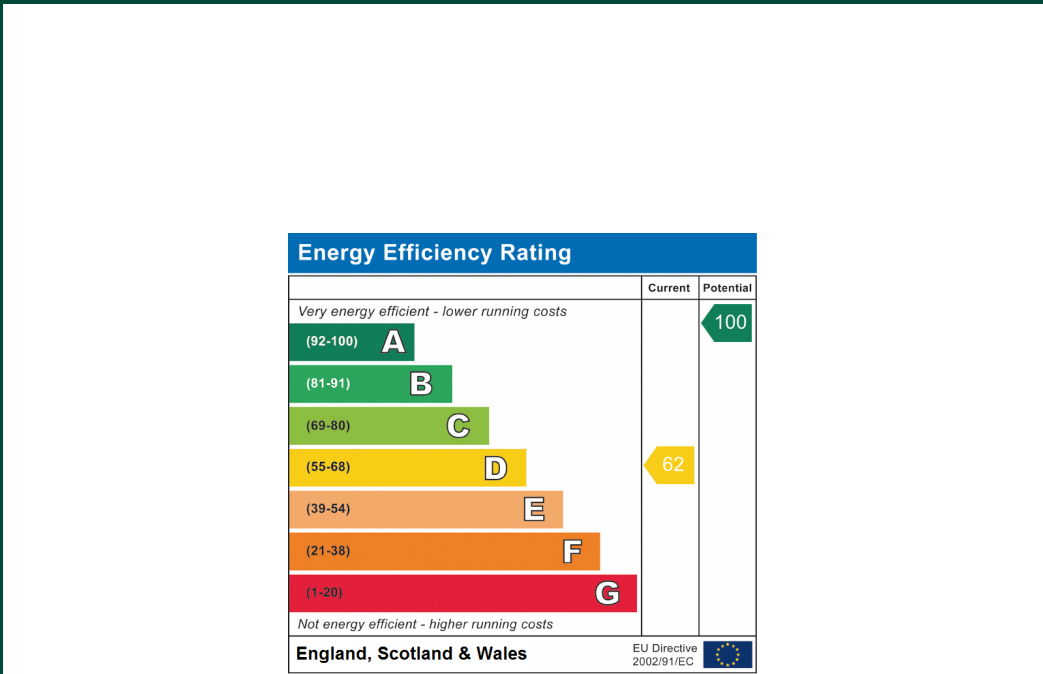


PFK

Approximate total area⁽¹⁾
1418.24 ft²
131.76 m²

(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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Approximate total area⁽¹⁾
884.65 ft²
82.19 m²

(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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