

# PFK

Rectory Farm Bungalow, Ormside, Appleby-in-Westmorland CA16 6EJ

Price Guide: £725,000





## LOCATION

Located in the popular village of Great Ormside, a mixed farming and residential community situated just 4 miles from the market town of Appleby to the north and 8 miles from Kirkby Stephen to the south. Both towns cater well for everyday needs offering primary and secondary schools, supermarkets, general shops, hotels and public houses with both also benefitting from stations on the scenic Settle to Carlisle railway line.

## PROPERTY DESCRIPTION

Rectory Farm Bungalow, located in the quiet village of Ormside, presents a unique opportunity to acquire a rural property with land and buildings.

This delightful bungalow, built in 1992, is accompanied by five, well-maintained stables, making it ideal for equestrian enthusiasts or for those seeking additional outbuildings for a variety of optional uses as required. The property is further enhanced by a substantial, steel portal frame building, again offering potential for a variety of purposes, a paddock of approx. 1.65 acres (0.67 ha) and it's superb setting within generously proportioned grounds that provide ample space for parking, outdoor activities and grazing.

Internally the accommodation offers a large living/dining room, kitchen, lounge with log burning stove, three bedrooms and two bathrooms. Although it would now benefit from some modernisation in places the bungalow has plenty of scope to be extended/developed further if desired.

Externally, in addition to the stables, paddock and large outbuilding, the property also has a substantial, part covered yard area with electric and water supply, integral garage, garden, vegetable plot and greenhouse.

Additional land may also be available by separate negotiation if desired.

Surrounded by the scenic beauty of splendid rural countryside, this property combines the tranquillity of country living with versatile facilities; perfect for those looking to enjoy a peaceful lifestyle yet with practical benefits. Viewing is essential to fully appreciate this exceptional property on offer.

## ACCOMMODATION

### Entrance Hallway

3.68m x 3.44m (12' 1" x 11' 3") Accessed via part glazed, uPVC entrance door with additional glazed side panel. A spacious, central hallway providing access to accommodation. Good sized, built in, airing cupboard.

### Lounge

5.39m x 5.58m (17' 8" x 18' 4") A triple aspect, light and airy, reception room with feature beams, radiator and large stone fireplace with marble hearth housing log burning stove,

### Living/Dining Room

4.88m x 3.88m (16' 0" x 12' 9") Bright, front aspect room with window overlooking the garden. Radiator and ample space for living and dining furniture. An archway provides open plan access through to:-

### Kitchen

3.68m x 3.62m (12' 1" x 11' 11") Rear aspect kitchen fitted with a good range of wall, base and display units with complementary laminate work surfaces, tiled splash backs and 1.5-bowl, stainless steel, sink/drain unit with mixer tap. Built in oven and hob with extractor over, space/plumbing for under counter washing machine, and space for freestanding fridge freezer. Spotlighting, radiator and door to:-

### Rear Hallway

1.07m x 1.79m (3' 6" x 5' 10") Door providing access to the integral garage, external door giving access to the rear of the property and further internal door to:-

### Shower Room

2.42m x 1.78m (7' 11" x 5' 10") Partly tiled shower room fitted with shower in cubicle, WC and wash hand basin. Obscured window to side aspect, radiator and heated towel rail.

### Bedroom 1

3.62m x 4.68m (11' 11" x 15' 4") Large, rear aspect, double bedroom with radiator, and built in wardrobes/dressing table with mirror above.

### Bedroom 2

2.70m x 3.61m (8' 10" x 11' 10") Rear aspect, double bedroom with radiator and built in wardrobe.

### Bedroom 3

2.41m x 3.59m (7' 11" x 11' 9") Rear aspect, double bedroom with radiator.

### Family Bathroom

3.98m x 2.40m (13' 1" x 7' 10") Fitted with three piece suite comprising bath, WC and wash hand basin. Obscured window to side aspect, tiled splash backs and radiator.

Note: we understand plumbing is in place for a shower to be installed in this room if desired.

## EXTERNALLY

### Integral Garage/Store

3.63m x 5.63m (11' 11" x 18' 6") With up and over door, power, light, water supply, obscured, side aspect window and access to loft space (via hatch). The garage is well insulated and currently used for storage purposes. The central heating boiler and solar panel controls are also housed in the garage.

## Garden Grounds

The property is accessed via a substantial, sweeping gravelled driveway at the front which leads up the side of the property and continues to provide access to the paddock at the rear. A well maintained, front garden, situated in front of the bungalow and flanking the driveway, is mainly laid to lawn incorporating attractive, terraced, rockery garden, stone walling and established hedge border. A gravelled area situated to the rear of the outbuildings is currently used as an outdoor seating and al fresco dining space - a vegetable plot and greenhouse are also in situ here together with steps providing pedestrian access to the paddock.

## Yard, Stables & Outbuilding

A concreted yard provides access to a block of five stables (one of them is currently used for storage purposes). These are in immaculate conditions, extremely well maintained and also have the benefit of both electric and water supply. An adjoining concreted yard area situated to the rear has the superb advantage of being covered and again has a water supply. Double gates provide access to a steel framed, portal outbuilding with lighting, water supply and hard cored ground surface.

## Paddock

Measuring approx. 1.65 acres (0.67 ha) in size. Good quality grazing land, stock proofed with fencing and with the benefit of a natural water supply. There is a field shelter in situ which we understand is currently not in usable condition but could be repaired/re-instated if required.

## Option to Purchase Additional Land

Additional land of approx. 5 acres (2.02 ha) may be made available for sale by separate negotiation should any prospective purchaser be interested.

Note: the land is currently not available for sale separately without the property.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

## Private Klargester Sewage Treatment Plant

We have been informed that the property has a private Klargester sewage treatment plant installed and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020. The system is situated in the grounds of the property with a soakaway within the front lawn area. We are advised it is regularly emptied and maintained.

## Solar Panels

We have been informed that the property has photovoltaic solar panels installed which supply the property with self generated electricity and hot water and also generate an income from a feed-in tariff (index-linked). We understand the tariff is transferable but would advise any prospective purchaser to satisfy themselves regarding this matter.

## 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity & water; Private Klargester waste digester plant installed; oil-fired central heating, double glazing installed throughout; photovoltaic solar panels installed with the benefit of a transferable feed-in-tariff. 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 Appleby proceed along the B6260 towards Orton. Take the first left turn as you enter Burrells and travel along this road for approx. 2 miles turning left into Great Ormside. Rectory Farm Bungalow is towards the end of the village on the right hand side. A 'For Sale' sign has been erected for identification purposes.



