

PFK

Sycamore Cottage, Burrells, Appleby-in-Westmorland, Cumbria CA16 6EG

Guide Price: £150,000





PEK

LOCATION

Burrells is situated a short distance outside the market town of Appleby, which provides an excellent range of day to day facilities including primary and secondary schools, various shops and small supermarkets, hotels, public houses, churches, numerous sports clubs and a railway station on the scenic Settle to Carlisle line. Penrith is about 15 miles to the north and the M6 is easily accessible at Tebay (Junction 38) around 13 miles to the south west. The property enjoys fine views over open countryside towards the Pennines to the east and south.

PROPERTY DESCRIPTION

If you are looking for a charming period cottage that is ready for you to make it your own then look no further. Situated in the delightful village of Burrells, this is an excellent opportunity to acquire a two bedroom property, with gardens and parking, which will now benefit from some upgrading.

Sycamore Cottage has been a much loved home and is likely to date back to the 1700's. With plenty of character and deceptively generous rooms, you cannot help but be charmed by this quirky property. Comprising two reception rooms, one of which houses a beautiful working range - made locally in Penrith, a kitchen with large under stairs storage space, and stairs which lead to the first floor and also provide one of the access points to the garden (via a low level wooden door). To the first floor there is a galleried room with sloped ceiling, which sits above and overlooks the kitchen area, two double bedrooms, bathroom and cupboard which houses the boiler.

Externally there are two areas of adjoining garden, both of which are elevated and take in the delightful surrounds, and an area of hard standing which can be accessed either from the garden via steps or from the front via the gate - this area offers space to park. Adjoining the house itself is a garage with double fronted doors and a pedestrian door to the rear.

Sycamore Cottage is ready for new buyers to make it their own and reimagine the property to take full advantage of all it offers.

ACCOMMODATION

Sitting Room

4.12m x 3.61m (13' 6" x 11' 10") Accessed via wooden entrance door. With an abundance of character on display, this deceptively spacious room enjoys a beamed ceiling, double glazed front aspect window, spice cupboard and a beautiful, working range made by a local Penrith firm. Sconce and pendant lighting, carpeting, radiator, and doors to living room, inner hallway and kitchen.

Living Room

4.05m x 3.36m (13' 3" x 11' 0") Front aspect, spacious room with former fireplace - this is not currently in use as an open fire but we understand could be re-opened if desired; prospective purchasers are advised to make their own enquiries and satisfy themselves regarding this matter.

Inner Hall

With stairs to first floor accommodation and access to:-

Kitchen/Dining Area

3.5m x 5.49m (11' 6" x 18' 0") Another characterful room with beamed ceiling, Velux window and a galleried room at mezzanine level which overlooks the kitchen. Fitted with range of base units with complementary worktops, stainless steel sink/drainage unit and built in oven and hob. Twin, single glazed windows to rear elevation, generous under stairs storage cupboard, consumer unit, radiator and laminate flooring.

FIRST FLOOR

Half Landing

A low level, wooden door from here provides access to the garden. Stairs continue up to:-

Main Landing

With Velux rooflight, window, radiator, door to mezzanine room and door to inner landing.

Mezzanine Room

1.97m x 3.38m (6' 6" x 11' 1") With feature spindled, balustrades overlooking the kitchen area. Sloped ceiling, side aspect window, lighting and carpet.

Two steps up to:-

Inner Landing

With access to two bedrooms, bathroom and to a shelved cupboard housing the boiler and water cylinder.

Bedroom 1

4.18m x 3.19m (13' 9" x 10' 6") Spacious, front aspect, bedroom with beams, wall and pendant lighting, carpeting and radiator.

Bathroom

3.14m x 1.60m (10' 4" x 5' 3") Fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin. Front aspect window, radiator and carpeting.

Bedroom 2

3.17m x 2.61m (10' 5" x 8' 7") Front aspect bedroom with carpeting, radiator and loft access.

Note: this room has previously suffered escaping water damage which has since been rectified.

EXTERNALLY

Parking

An area of hard standing to the side of the property (with septic tank beneath) offers space as a parking area.

Adjoining Garage

Accessed via double fronted doors, with pedestrian door to the rear and internal water tap.

Gardens

The gardens occupy an elevated position situated to the side and rear of the cottage. The area to the side incorporates a section of lawn with apple trees, flower beds and stone steps which lead down to the hard standing/parking area. The rear garden overlooks open countryside and is mainly laid to lawn with a garden shed in situ.

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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - 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.

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.

SALE DETAILS

Mains electricity, gas & water; septic tank drainage; gas central heating, combination of single and double glazing installed. 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 C

Viewing: Through our Penrith office, 01768 862135.


Directions: What3Words///prouder.enacted.variously

From Appleby town centre, head up Boroughgate towards the Castle and follow the main road out of town towards Orton. On entering Burrells, pass the Ormside turn off, continue and the property is located on the left hand side a short distance along.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



Approximate total area*
1116.65 ft²
103.74 m²

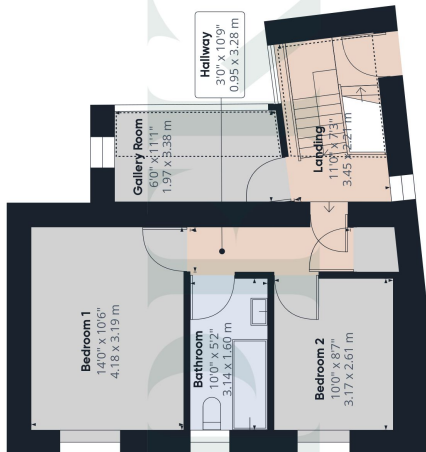
Reduced headroom
56.3 ft²
5.23 m²

(1) Excluding balconies and terraces

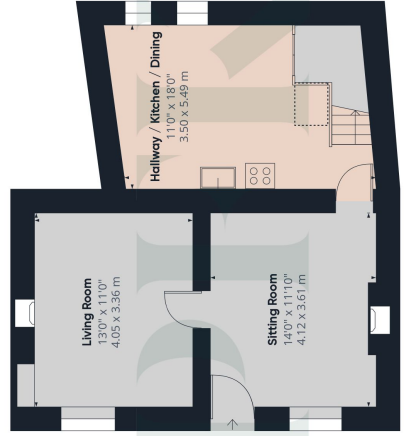
⋮ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

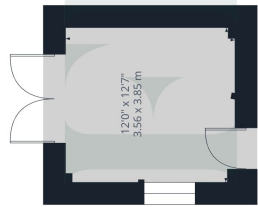
GIRAFFE360



Floor 1 Building 1



Floor 0 Building 1



Floor 0 Building 2