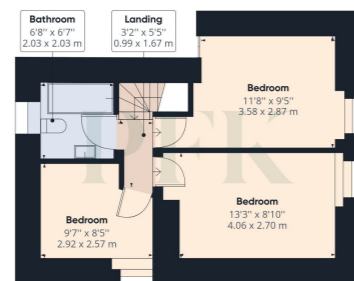
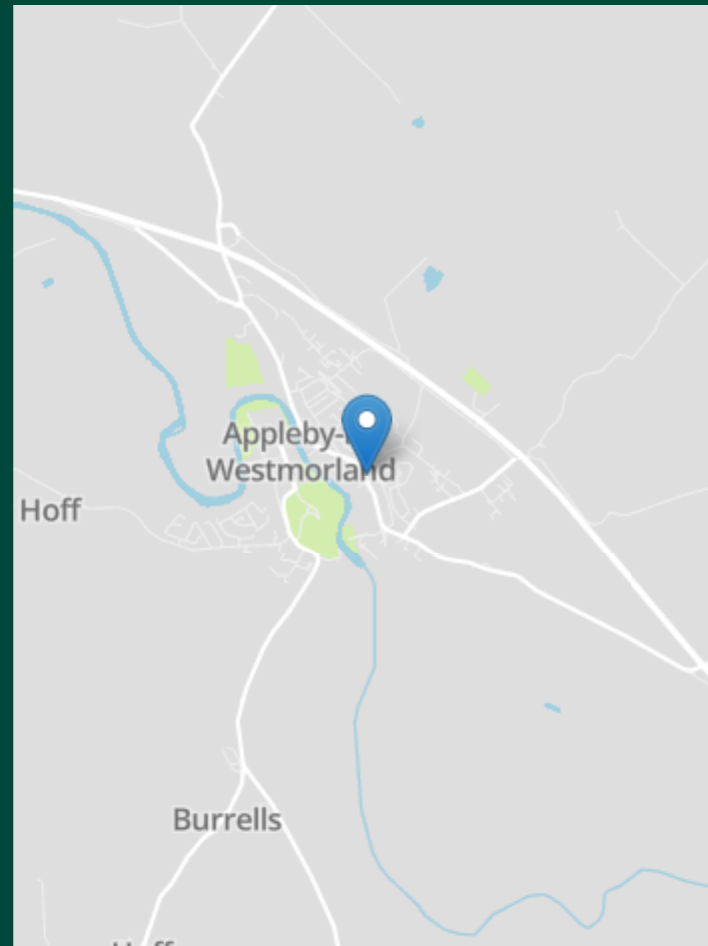


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



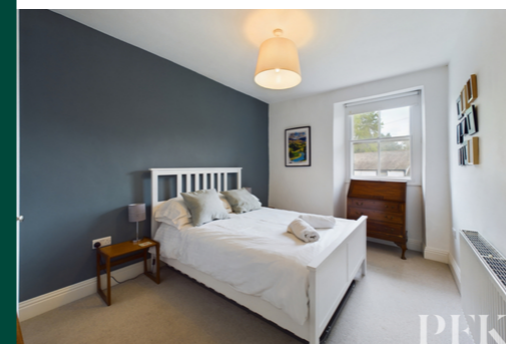
PFK

Approximate total area⁽¹⁾
901.75 ft²
83.78 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.

GIRAFFE360



5 Bongate, Appleby-in-Westmorland, Cumbria, CA16 6UE

- Grade II listed cottage
- Council tax - Band B
- 3 Bedrooms
- Tenure - Freehold
- Good sized garden
- EPC rating - D

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 by-passes the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

PROPERTY DESCRIPTION

5 Bongate is a charming, Grade II listed, three bedroomed cottage located in the market town of Appleby. This property is packed full of character and has been renovated to high a standard. Internally the accommodation comprises entrance hallway, living room, dining room, kitchen, utility room and ground floor WC. To the first floor are two double bedrooms, one single bedroom and a family bathroom. Externally the property has a front forecourt garden, rear covered patio and further garden area with shed to the rear. This is an opportunity to acquire a lovely home, or equally suitable for use as a second home or holiday let investment (as is currently the case).

ACCOMMODATION

Entrance Porch

Accessed via part glazed, wood entrance door. An attractive entrance porch with feature glazing and internal door to:-

Living Room

4.05m x 4.30m (13' 3" x 14' 1") A front aspect reception room with single glazed, sash window to the front elevation. Feature fireplace, radiator, wood effect flooring and stairs to first floor accommodation. Door to:-

Dining Room/Second Reception Room

2.87m x 4.73m (9' 5" x 15' 6") A good sized, dining/second reception room with two, single glazed windows to rear aspect, radiator, built in storage cupboard and wood effect flooring.

Inner/Rear Hallway

3.32m x 0.94m (10' 11" x 3' 1") With internal doors to kitchen, WC and boiler cupboard. External door providing access to the rear garden.

Kitchen

3.39m x 1.66m (11' 1" x 5' 5") A lovely, galley style kitchen with double glazed window to side aspect, radiator and fitted with range of wooden units with complementary worktops, tiled splash backs and Belfast sink. Built in gas hob and electric oven, integrated dishwasher and fridge, wood effect flooring and door to:-

Utility Cupboard

0.87m x 1.61m (2' 10" x 5' 3") With space/power/plumbing for washing machine and tumble dryer.

WC

1.26m x 0.81m (4' 2" x 2' 8") Fitted with WC and wash hand basin.

FIRST FLOOR

Landing

Bedroom 1

3.58m x 2.87m (11' 9" x 9' 5") A front aspect, double bedroom with single glazed, window supplemented by secondary glazing, radiator and built in cupboard.

Bedroom 2

4.06m x 2.70m (13' 4" x 8' 10") A further, front aspect, double bedroom, again with single glazed window supplemented by secondary glazing. Radiator.

Bedroom 3

2.92m x 2.57m (9' 7" x 8' 5") A single bedroom with double glazed window to side aspect, and radiator.

Family Bathroom

2.03m x 2.03m (6' 8" x 6' 8") Partly tiled and having double glazed, window to rear aspect, heated towel rail, wood effect laminate flooring and three piece suite comprising bath with shower over, WC and wash hand basin.

EXTERNALLY

Parking

We understand that on street parking is available (with no restrictions).

Garden

The property is accessed via shared steps at the front to a private, paved, forecourt garden with mature shrub border. To the rear is a covered patio seating area with gate to side access and steps up to a further large, patio space, well planted with established shrubs and flowers. External water tap and garden shed.

ADDITIONAL INFORMATION

Right of Access

We understand that, although rarely used, the neighbouring property has a right of access across the covered patio seating area at the rear.

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

Services: Mains electricity, gas, water & drainage; gas central heating; partial double glazing installed - primarily single glazing to the front and double glazing to the side and rear aspects; telephone & 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Penrith, take the A66 to Appleby, exit onto the slip road and at the junction turn left. Follow the road under the railway bridge and continue along the Sands (past the Co-Op). As you ascend up the hill, the property can be found on the left hand side - just along from Bongate House.

