

Cumbrian Properties

South Lodge, Boroughgate, Appleby



Price Region £500,000

EPC-D

Detached property | Situated within the castle walls
2 receptions | 3 double bedrooms | 2 bathrooms
Grade II listed | Wrap-around gardens & stunning views

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2/ SOUTH LODGE, BOROUGHGATE, APPLEBY

This three bedroom, two bathroom, two reception room, Grade II listed, detached property is situated within the walls of Appleby castle and is sold with the benefit of no onward chain. The gas central heated accommodation briefly comprises entrance hall, bay fronted dining lounge, fitted kitchen, ground floor shower room and a second reception room which is currently being utilised as a ground floor double bedroom. To the first floor there are three further double bedrooms and three piece bathroom. The property sits in a wrap-around lawned garden incorporating a variety of mature trees and flower beds and enjoys stunning views. An area of the garden, currently used for parking, has planning permission for a garage or utility.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL (14' x 8') Radiator, staircase to the first floor and single glazed timber framed window to the front. Doors to dining lounge, kitchen and bedroom.



ENTRANCE HALL

DINING LOUNGE (23' x 13'5) Single glazed timber framed sash bay window to the front, single glazed sash windows to the side, radiator, fireplace, coving and ceiling rose.



DINING LOUNGE

3/ SOUTH LODGE, BOROUGHGATE, APPLEBY

KITCHEN (17'5 x 10') Fitted kitchen incorporating sink with mixer tap, freestanding cooker with extractor hood above, integrated dishwasher, radiator, tiled effect vinyl flooring, UPVC double glazed window to the rear, UPVC double glazed door to the side and door to shower room.



KITCHEN

SHOWER ROOM (8' x 3'5) Three piece suite comprising WC, wash hand basin and walk-in shower unit with electric shower. Tiled flooring and UPVC double glazed window to the rear.

SECOND RECEPTION ROOM/BEDROOM 4 (14' x 13') Single glazed timber framed sash window to the front, two UPVC double glazed windows to the side, and radiator.



RECEPTION ROOM / BEDROOM 4

FIRST FLOOR

SPLIT LEVEL LANDING Single glazed timber framed window to the front, doors to bedrooms and bathroom.

4/ SOUTH LODGE, BOROUGHGATE, APPLEBY

BEDROOM 1 (14' x 13') UPVC double glazed window to the rear, radiator and built-in storage cupboard.



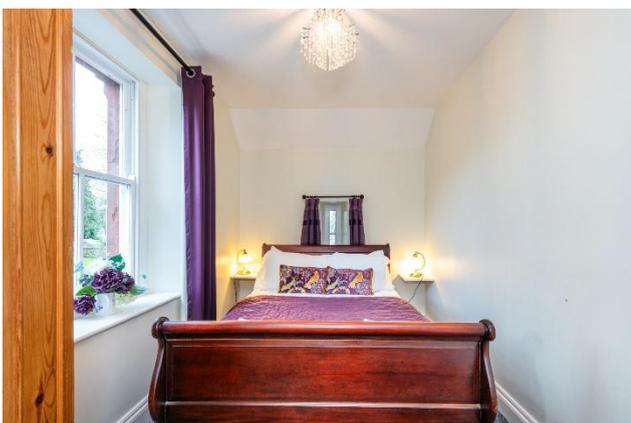
BEDROOM 1

BEDROOM 2 (13' x 13') Single glazed timber framed sash window to the side and radiator.



BEDROOM 2

BEDROOM 3 (13'5 x 8') Single glazed timber framed sash window to the front, UPVC double glazed window to the side and radiator.



BEDROOM 3

5/ SOUTH LODGE, BOROUGHGATE, APPLEBY

BATHROOM (8' x 7'5) Three piece suite comprising WC, wash hand basin and bath with shower above. Tiled splashbacks, tile effect vinyl flooring, radiator and UPVC double glazed frosted window to the rear.



BATHROOM

OUTSIDE The property has a wrap-around garden comprising lawn, patio, mature trees and shrubs and external power. An area of the garden, currently used for parking, has planning permission for a garage or utility

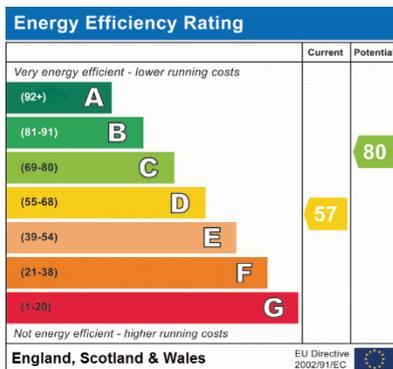


EXTERNAL AND GARDENS

6/ SOUTH LODGE, BOROUGHGATE, APPLEBY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.



NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.

