



Overwood Place | Appleby



## 11 OVERWOOD PLACE

The first floor offers a beautifully proportioned family lounge, flooded with light from large windows and a Juliet balcony that allows fresh Cumbrian air to circulate freely while remaining child-safe. Also on this level is the principal bedroom, a spacious double room with ample space for freestanding or fitted furniture. The en-suite shower room is finished in modern grey and white tiling and includes a mains-fed shower, pedestal basin, low-flush WC and a deep built-in cupboard ideal for towels and toiletries.

The top floor completes the accommodation with two further bedrooms, a family bathroom and a dedicated home office area. One bedroom comfortably accommodates a double bed and enjoys views over the rear garden, while the second is a particularly charming room with feature butterfly wallpaper in soft duck-egg blue and far-reaching views towards Appleby and the Pennines during the winter months. The family bathroom is generous in size, featuring a full-sized bath, contemporary tiling, concealed cistern WC, stylish basin and extensive eaves storage behind painted slatted doors. A deep Velux window above the bath allows you to soak beneath the night sky.



Property Type:

*Town House*

Square Footage:

*1446 sqft*

Council Tax Band

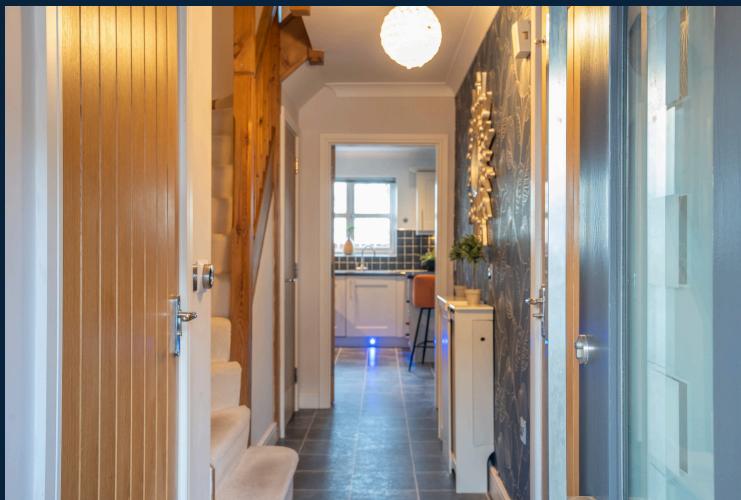
*C*

EPC Rating

*C*

Tenure

*Freehold*





*Sleep* <sup>ooo</sup>

*Soothe* <sup>ooo</sup>

*Sanctuary* <sup>ooo</sup>



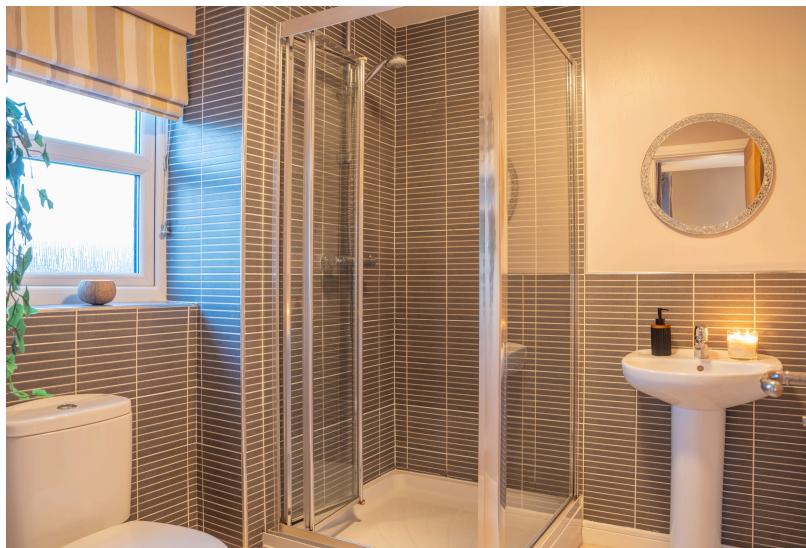


Connect <sup>ooo</sup>  
Create <sup>ooo</sup>  
Cook <sup>ooo</sup>



Relax <sup>ooo</sup>  
Recharge <sup>ooo</sup>  
Reconnect <sup>ooo</sup>





Rejuvinate ooo

Relax ooo

Refresh ooo

# Why Appleby-in-Westmorland?

SITUATED JUST OFF COLBY LANE, OVERWOOD PLACE ENJOYS AN ENVIABLE LOCATION, JUST A SHORT STROLL FROM THE CHARMING TOWN CENTRE OF APPLEBY-IN-WESTMORLAND. HERE, ALL LOCAL AMENITIES, INCLUDING DELIGHTFUL SHOPS, COSY CAFÉS, AND INVITING RESTAURANTS, ARE WITHIN EASY REACH, OFFERING THE PERFECT BLEND OF CONVENIENCE AND COMMUNITY.

NATURE LOVERS WILL BE THRILLED WITH THE BEAUTIFUL RIVER WALKS RIGHT ON THE DOORSTEP. THE TRANQUIL RIVER EDEN, RENOWNED FOR ITS SERENE BEAUTY, IS A HAVEN FOR WILDLIFE, AND LUCKY VISITORS MIGHT EVEN CATCH A GLIMPSE OF THE PLAYFUL FAMILY OF OTTERS THAT HAVE MADE THEIR HOME ALONG ITS BANKS. THIS IDYLLIC SETTING MAKES THIS BEAUTIFUL HOME A WONDERFUL RETREAT FOR THOSE SEEKING A BALANCE OF NATURAL BEAUTY AND TOWN LIVING.

# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The Crown and Cushion Inn and its delicious menu is only 0.7 miles away.

## The Closest Shops?

The Co-Op just 0.8 miles away, perfect for daily essentials or those delicious picky bits!



## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!

## The Closest School?

Appleby Primary School is just 1.1 miles away. Appleby Grammar School is just 1.2 miles away for those older kids!

## A Refreshing Pint?

The Hare & Hounds is a short 0.7 miles away and you are guaranteed a great pint and a warm welcome!

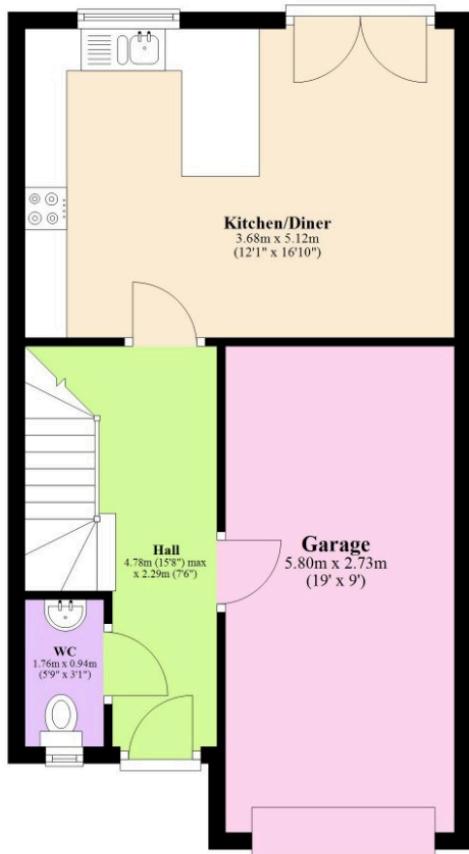
# Total Floor Area: 1446.0 sq.ft (134.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



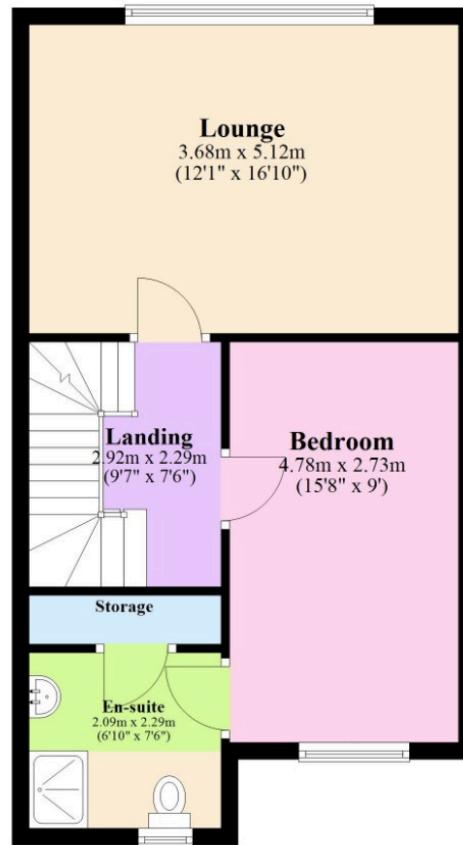
## Ground Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



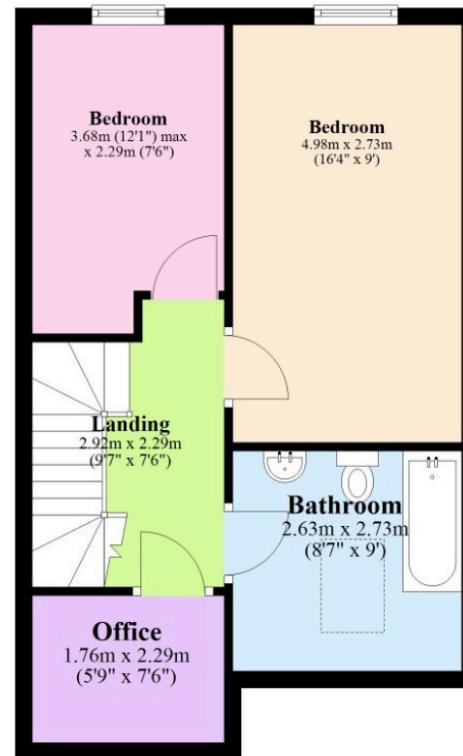
## First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



## Second Floor

Approx. 41.5 sq. metres (446.2 sq. feet)



NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals

Available 7 days a week and outside of business hours

**Contact directly on 01768 204563 or 07951 748560**