

# PFK

Castle View, 4 Mill Hill, Appleby-in-Westmorland, Cumbria CA16 6UR

Guide Price: £445,000





PKK

## LOCATION

Appleby is an historic market town located just 14 miles south east of Penrith which lies on the London to Glasgow mainline. Appleby is situated just 10 miles east of the Lake District National Park and is at the foot of the Northern Pennines Area of Outstanding Natural Beauty and at the heart of the Eden Valley. It is serviced by the M6 via junction 38 at Tebay and the A66 bypasses the town and gives good access to the north and also to the south via the A1 at Scotch Corner. The town is served by a variety of small supermarkets, an assortment of independent shops, art galleries, boutique cafes, there is also an array of shops selling artisan fresh produce, a weekly market, schools which are rated good by Ofsted, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

## PROPERTY DESCRIPTION

Castle View offers a rare opportunity to acquire a substantial four bed detached family home with views of Appleby Castle and the River Eden, along the quiet and desirable cul-de-sac Mill Hill. Enjoying an elevated position and gardens to the front, side and rear, this is a superb property, presented to the market in excellent order after undergoing a complete programme of renovation to a high standard. It is a stones throw from the River Eden and enjoys easy access to both it and a range of riverside and country walks. An early viewing is recommended.

The accommodation is very well presented and briefly comprises entrance porch with a welcoming hallway, generous kitchen/dining room complete with central island and ample space for dining, good sized sun room overlooking the rear garden, WC, spacious living room and garage incorporating utility area. To the first floor there is a master bedroom suite with dressing room and ensuite bathroom, three further double bedrooms, all of which are of a good size, and a three piece family bathroom.

Externally there are landscaped, lawned gardens to the front, with a well appointed seating area and a low maintenance garden to the rear, with slate flagged patio and raised gravelled beds. To one side of the property there is a further low maintenance garden area and to the other an excellent shed with wood store and further secure storage area laid out over two levels. The property also benefits from off road parking for at least three vehicles and enjoys lovely views from the front towards Appleby Castle and the River Eden, towards St Michaels Church from the side and towards countryside from the rear.

## ACCOMMODATION

### Entrance Porch

With parquet flooring and accessed via front door. With cloaks area, radiator, dual aspect windows and obscured glazed door leading into the hallway.

### Hallway

Stairs to the first floor with understairs space for a reading nook or desk, radiator, original hardwood flooring and doors giving access to the ground floor rooms.

### Kitchen/Diner

A superb L shaped room. Well appointed and recently fitted, this modern open plan kitchen/dining area comes with an excellent amount of wall, base and full height units with complementary stone worktops, incorporating composite sink and drainer unit with mixer tap and tiled splashbacks. A generous central island unit with matching work surface houses the countertop mounted five burner gas hob, with pop up electric socket and breakfast bar seating space. Integrated appliances including fridge freezer, dishwasher and eye level double oven and microwave, ample space for a large dining table and tiled flooring. Recessed ceiling spotlights with feature pendant lighting over the central island, contemporary vertical radiator, twin front aspect windows, door into the utility/garage, double doors leading into the sunroom and part glazed door out to the side.

## Sunroom

Of 1/3 height brick wall construction and glazed to three sides with fitted blinds and double patio doors out to the rear garden, recessed ceiling spotlights and main pendant light.

## Living Room

A generous triple aspect reception room with glazed doors leading out to the raised patio at the front of the property. With decorative coving, open fire in an original ornate tiled fireplace surround and hearth, two radiators and newly fitted carpets you can relax amidst home comforts and immaculate finishings while enjoying views towards Appleby Castle and the River Eden.

## WC

Fitted with wash hand basin and WC, tiled walls, radiator, original hardwood flooring and obscured rear aspect window.

## Utility/Garage

To the front of the garage is an up and over door, power and lighting. There is ample hanging and storage space and wall mounted shelving. Open access leads into the rear section of the garage, which is fitted with wall and base units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap. Space for under counter washing machine and freezer, wall mounted shelving, modern central heating boiler and laminate flooring.

## FIRST FLOOR

### Landing

With shelved cupboard housing the hot water cylinder, loft access hatch, newly fitted carpets, twin front aspect windows enjoying open views towards Appleby Castle and doors giving access to the first floor rooms.

### Bedroom 1

An attractive, generous front aspect master bedroom suite enjoying a lovely outlook. With decorative coving, custom made fitted wardrobes to one wall with mirror fronted sliding doors and also housing the wall mounted TV, pendant and wall lighting, radiator, wood flooring and door to the dressing room.

## Dressing Room

A side aspect room with space for units, wall mounted, bespoke oak shelf with mirror over, wood flooring, radiator and door to the ensuite.

## Ensuite Bathroom

Fitted with a three piece suite comprising WC, wash hand basin set in a vanity unit and P shaped bath with mains rainfall shower over and fitted shower screen. Tiled walls and flooring, extractor fan and obscured rear aspect window.

## Family Bathroom

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over and fitted shower screen. Tiled walls, radiator and obscured rear aspect window.

## Bedroom 2

A very large rear aspect room, currently utilised as a gym and music room. Large storage cupboard with double doors, radiator and wood effect laminate flooring.

## Bedroom 3

A large side aspect double bedroom with radiator and carpets.

## Bedroom 4

Another ample sized front aspect double bedroom with radiator and carpets.

## EXTERNALLY

### Gardens and Parking

There is off road parking for at least three cars on the driveway lying to the rear of the property, and a low maintenance, enclosed rear garden with slate flagged patio area and raised gravelled beds. The gardens to the side are also in excellent order, with a large slate flagged area and raised planters. The outside also includes an excellent shed with a wood store to one side with two level storage to the other. The storage area can be accessed from the side, or from the end of the shed, where there is a hatch giving access to the upper level, currently housing a 16" canoe. To the front, there is an attractive, enclosed front garden, mainly laid to lawn with shrub and floral borders, further raised patio area which is again slate flagged and sleeper beds with shrubs and well maintained flowers.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is D.

### 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.

## SALE DETAILS

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or 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 Penrith, take the A66 to Appleby, coming onto the slip road and at the junction turning left. Follow the road under the railway bridge and continue along the Sands past the Co-op, towards the Royal Oak. Take the right turn just after the Royal Oak and follow the road towards Jubilee Bridge. On reaching a fork in the road, take the left and follow the road onto Mill Hill, where the property can be located a short distance along on the left hand side.



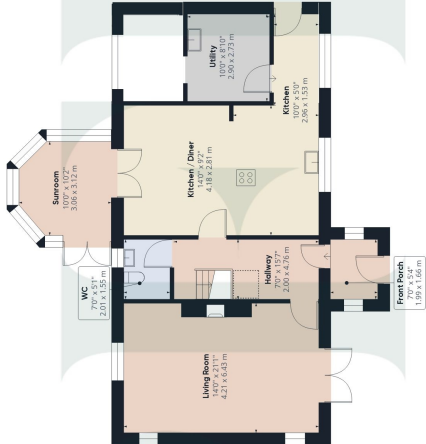


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

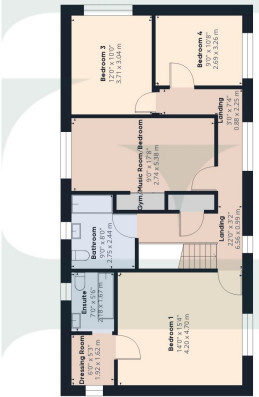


**Approximate total area<sup>(1)</sup>**  
1895.52 ft<sup>2</sup>  
176.1 m<sup>2</sup>

**Reduced headroom**  
7.97 ft<sup>2</sup>  
0.74 m<sup>2</sup>



**Floor 0**



**Floor 1**

(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 as a guide only. This plan is for illustrative purposes only.

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