

# PFK

4 Railway Cottages, Long Marton, Appleby-in-Westmorland CA16 6BY

Guide Price: £225,000







## LOCATION

Long Marton lies just a mile off the A66, three miles north of Appleby and around eleven miles south east of Penrith. This is a thriving village with modern primary school, nursery, church, public house/restaurant and village hall. Appleby caters well for everyday needs with small supermarkets, secondary school, excellent sports facilities and a railway station on the scenic Settle to Carlisle line. Appleby golf course is at Brackenber Moor just over two miles south of the town.

## PROPERTY DESCRIPTION

Take a look at this beautiful, traditional mid-mews railway cottage located on the outskirts of Long Marton. Typical of Victorian railway houses, the property is built from blonde sandstone 'Derby Gothic', and is well maintained and attractively presented, offering much more than meets the eye. Positioned in a southerly aspect with an open outlook of the Pennines and lying within the Settle - Carlisle Railway Conservation Area, this distinctive cottage provides deceptively spacious accommodation over three floors. The property briefly comprises porch, living room, kitchen/diner and shower room to the ground floor, three double bedrooms and WC to the first floor with a spiral staircase leading to a generous, fully boarded and well insulated attic room. Externally, to the rear, a large paved patio provides access to the outbuilding, which is divided into three, with a good sized room, ideal as a utility space, and two smaller adjoining rooms currently used for log and recycling bin storage.

The garden is positioned behind the outbuilding and is deceptive in size, with a grassed pathway leading to a patio seating area, an array of established shrubs, flower beds and trees with a further private seating area to the top of the garden enjoying lovely views.

## ACCOMMODATION

### Entrance Porch

Accessed via UPVC front door. With cloaks area, tiled flooring, front aspect window and door to living room.

### Living Room

5.4m x 3.6m (17' 9" x 11' 10") A lovely, front aspect reception room with picture rail, feature stone fireplace with sandstone hearth and wood surround, housing a multifuel stove, useful corner cupboard with display shelving, TV point and radiator.

### Inner Hallway

With stairs to the first floor, tiled flooring, doors to kitchen/diner and shower room.

### Kitchen/Diner

3.69m x 3.51m (12' 1" x 11' 6") Fitted with a good range of wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding electric range in corner recess, integrated under counter fridge, ample space for dining table, overhead clothes airer, radiator, tiled flooring, window and part glazed UPVC door to rear.

### Shower Room

1.42m x 1.69m (4' 8" x 5' 7") L shaped room fitted with a modern three piece suite comprising tiled shower cubicle with electric shower, wash hand basin and concealed cistern WC in vanity unit. Part tiled walls, wall mounted mirror with lighting, understairs cupboard, heated towel rail, laminate flooring and obscured window to the rear.

## FIRST FLOOR LANDING

With doors to first floor rooms and spiral staircase leading to the attic room.

### Bedroom 1

4.0m x 2.6m (13' 1" x 8' 6") Front aspect double bedroom with radiator and enjoying lovely views towards the Pennines.

### Bedroom 3

3.3m x 2.6m (10' 10" x 8' 6") Currently used as an office, a rear aspect room with radiator.

### Bedroom 2

2.6m x 3m (8' 6" x 9' 10") Front aspect double bedroom with radiator.

### WC

1.3m x 1.74m (4' 3" x 5' 9") With wash hand basin set on a vanity unit and WC, tiled splashbacks and rear aspect window.

## SECOND FLOOR LANDING

With beamed, sloping ceiling and door to attic room.

### Attic Room

A large, fully boarded and well insulated attic room with beams and sloping ceilings (some restricted head height), power, lighting and cupboard housing the central heating boiler. A generous and versatile area, the attic room has ample storage space, a small part currently being used for wardrobe space.



## EXTERNALLY

### Yard and Outbuilding

To the rear of the property, is a shared paved area leading to a generous outbuilding, currently divided into three with separate access doors. The larger of the three areas is an ideal utility space with Belfast sink, plumbing for washing machine and tumble dryer, space for bikes and garden tools etc and flagged flooring. The two smaller areas are used as a log store and to house recycling bins.

### Gardens and Parking

Shared offroad parking is at the end of the terrace with an allocated parking space for number 4. To the front of the property is a small patio garden with seating area and enjoying far reaching views towards open fells. Beyond the yard and outbuilding to the rear is a greenhouse and steps leading up to a grassed pathway which meanders through an array of established flower beds, shrubs and trees with a further elevated lawn with seating area. The gardens attract an abundance of wildlife and birds and are the ideal space to sit out and enjoy the lovely views towards the fells and the Settle-Carlisle viaduct.

## ADDITIONAL INFORMATION

### Septic Tank

We have been informed that the property has a septic tank and we understand it complies with current regulations introduced on 1 January 2020, however we would advise any prospective purchaser to satisfy themselves regarding this matter.

### Tenure & EPC

The tenure is freehold.  
The EPC rating is F.

### 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 electricity, water and shared septic tank drainage. Electric boiler installed for central heating and hot water and double glazing installed. Telephone line installed subject to BT regulations. 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 B

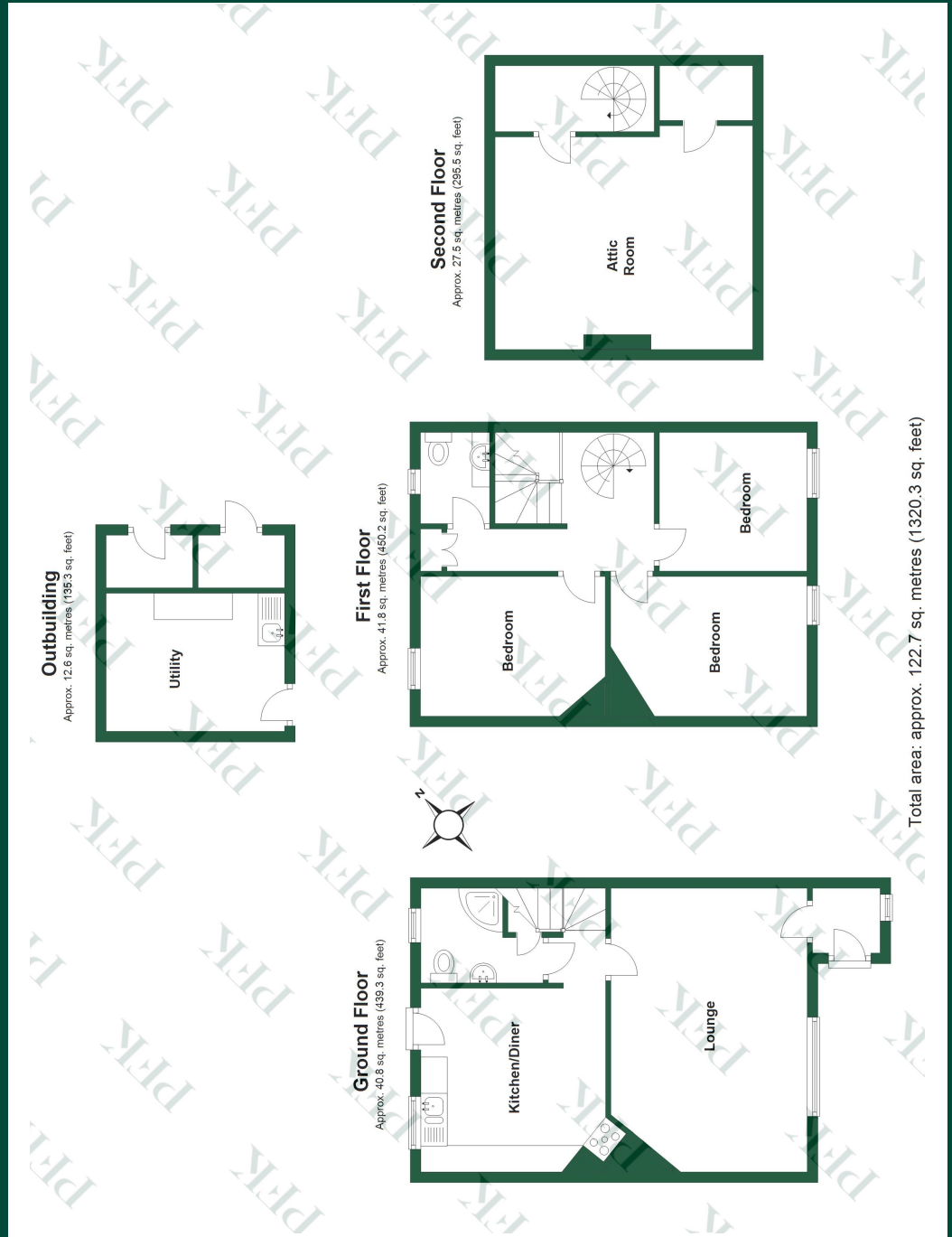
Viewing: Through our Penrith office, 01768 862135.

Directions: From Appleby, head northward out of the town and follow the main road around to the right just after the Grammar School, under the railway and bypass bridges continuing on until reaching the centre of Long Marton. On the right is the village hall; turn right here and on leaving the village proceed under the railway bridge and the cottages can be seen on the right hand side of the road. No. 4 is the fourth in the terrace.









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>		
(55-68)	<b>D</b>		<b>61</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>25</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	