

PKK

3 Asby Hall Mews, Great Asby, Appleby-in-Westmorland CA16 6EN

Price Guide: £565,000





PEK

LOCATION

Great Asby lies about 7 miles from Kirkby Stephen and 5 miles from Appleby. The village itself has a well regarded primary school, village hall and thriving public house. Both market towns provide a good range of everyday facilities including a supermarket, general shops, restaurants and public houses, primary and secondary schools, excellent sports facilities, doctors' surgeries, as well as stations on the Settle - Carlisle railway line. Larger shopping facilities in Penrith and Kendal are only 17 miles away. Great Asby is located in the Yorkshire Dales National Park and although a rural location, has good access links being within an approx. 15 minute drive to the A66 and approx. 20 minutes to the M6 at Junction 38.

PROPERTY DESCRIPTION

Welcome to this stunning, detached, four-bedroom family home in the picturesque village of Great Asby. Impeccably maintained, this home boasts a bright and airy lounge, an elegant dining room, spacious family kitchen - perfect for family gatherings, and two modern bathrooms.

Outside, enjoy a beautifully landscaped, private garden, as well as the convenience of ample parking and a garage.

Nestled in a close-knit community, you'll love the charm of the local pub and the warmth of a highly-regarded village school, making this home the perfect blend of comfort, charm, and convenience. A viewing is a must to fully appreciate the location and property on offer.

ACCOMMODATION

Open Porch

A stone built (matching the frontage of the house), open porch provides covered access to a part glazed, front entrance door.

Entrance Hallway

3.24m x 3.62m (10' 8" x 11' 11") Spacious, welcoming hallway with front aspect, window, radiator, laminate flooring, under stairs storage, doors to all the main ground floor rooms, and attractive, open staircase, with wooden balustrades, leading to first floor accommodation.

Lounge

4.57m x 6.95m (15' 0" x 22' 10") Large, light and airy, front-to-back, dual aspect, living room with window to front elevation and fully glazed door - with additional glazed side panels, providing access to the rear garden. Spotlighting (dimnable), feature stone fireplace with solid wood lintel above housing LPG stove, radiator and laminate flooring.

Dining Room/Second Reception Room

4.01m x 3.25m (13' 2" x 10' 8") Accessed via double, 15-pane, glazed doors from the hallway; this is a good sized, rear aspect room overlooking the rear garden. Laminate flooring, radiator and ample space for large dining furniture.

Kitchen

5.54m x 4.61m (18' 2" x 15' 1") max. Fabulous, generously proportioned, family kitchen with Esse, oil fired, stove set in handsome, brick built archway with tiled back and two built in cupboards with work surface over flanking either side of the stove. The kitchen is fitted with a good range of wall and base units with complementary, laminate work surfaces, tiled splash backs and 1.5-bowl sink/drainage unit with mixer tap. Matching island peninsula, freestanding, electric cooker and space for under counter dishwasher. Spotlighting, windows to side and rear aspects, radiator and tiled floor.

Adjoining the kitchen is a useful additional space - which is currently utilised as office space but suitable for various usage as required. Window to front aspect, spotlighting, built in, full height storage unit, further built in wall and base units with work surface over, continuation of tiled flooring from kitchen area, radiator and space for large, freestanding fridge freezer.

Access from the kitchen to the Utility Room and useful, ground floor WC.

WC

1.01m x 2.26m (3' 4" x 7' 5") Fitted with WC and wash hand basin in vanity storage unit. Obscured window, radiator and tiled floor.

Utility Room

2.29m x 2.25m (7' 6" x 7' 5") With built in base cupboard incorporating stainless steel sink/drainage unit, and space/power/plumbing for washing machine and tumble dryer. Cloaks hanging space, tiled floor and part glazed, door providing access to the side of the property. The central heating boiler is also in situ in this room.

FIRST FLOOR

Landing

6.19m x 0.89m (20' 4" x 2' 11") Bright landing space with radiator and providing access to four bedrooms - one with full, en suite bathroom, and the family bathroom.

Principal Bedroom - L-Shaped

5.59m x 3.69m (18' 4" x 12' 1") max. Beautiful, generously proportioned, principal suite with two windows to front aspect and further window in the dressing area to the rear. Two radiators and three, large, built in wardrobes/storage units. Access to:-

En Suite Bathroom

2.10m x 3.17m (6' 11" x 10' 5") Fitted with four piece suite comprising bath, fully tiled shower cubicle with rainfall shower, WC and twin-bowl, wash hand basins set in vanity storage unit. Spotlighting, obscured window, tiled splash backs, radiator and tiled floor.

Family Bathroom

2.12m x 3.18m (6' 11" x 10' 5") Modern, family bathroom fitted with four piece suite comprising bath, fully tiled shower cubicle - with advantage of dual plumbing for mains and electric operation, WC and twin-bowl wash hand basins set in vanity storage units. Spotlighting, obscured window to rear aspect, tiled splash backs, radiator and tiled floor.

Bedroom 2

3.80m x 2.66m (12' 6" x 8' 9") Front aspect, double bedroom with radiator, two built in storage cupboards and recessed shelving.

Bedroom 3

3.08m x 3.17m (10' 1" x 10' 5") Rear aspect double bedroom with radiator and built in wardrobe. Access to loft space (via hatch).

Bedroom 4

3.31m x 3.16m (10' 10" x 10' 4") Rear aspect, double bedroom with radiator.

EXTERNALLY

Access

Asby Hall Mews is a prestigious, mews/courtyard development of only four homes. No. 3 is accessed via an archway between the front two properties into a communal turning area in the central courtyard.

Single Garage

2.93m x 5.25m (9' 7" x 17' 3") Accessed via electric up and over door and with power, lighting and pedestrian door. The LPG tanks are stored in the garage.

Gardens

The front of the property has been designed for ease of maintenance, mainly laid with slate chippings with flower and shrub borders, paved walkways, housing for the oil tank and boundary walling. Access via both side of the property to a substantial, fully enclosed, slightly terraced style, rear garden which incorporates lower level patio seating area with steps up to a further patio, large lawn with mature flower and shrub borders, boundary fencing and garden shed. This is a lovely, family, outdoor space, perfect for outdoor dining and entertaining, which complements the house beautifully.

ADDITIONAL INFORMATION

Tenure

Freehold.

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; Emma Harrison Financial Services – 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 & drainage; oil central heating supplemented by LPG fire; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band F


Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen take the road past the Grammar School to Soulby, approx 2 miles. Turn left in the centre of the village for Crosby Garrett and Great Asby and proceed along this road for about 5 miles. Turn left in the village of Great Asby, continue along the road for about ¼ mile and the development can be found on the left hand side.

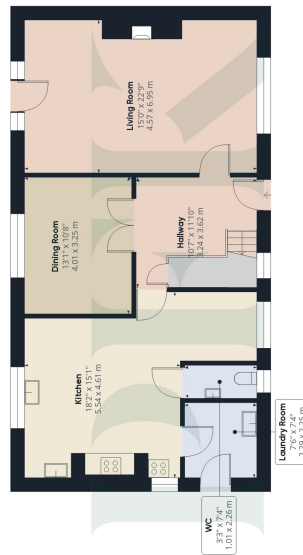





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



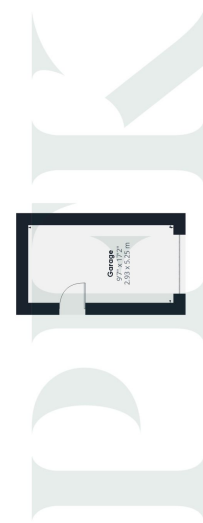
Approximate total area⁽¹⁾
2032.22 ft²
188.8 m²



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

(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. Calculations are based on RICS (PAS 36) standard.

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