

# PFK

7 Castle View Road, Appleby-in-Westmorland, Cumbria CA16 6HH

Price Guide: £365,000







PFK



## 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 and boutique cafe. 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

Situated in an elevated position and enjoying views across Appleby is this excellent, four bedrooomed, detached property. Offering well-proportioned accommodation, garage, parking and a garden with a fabulous raised platform, 7 Castle View Road is a superb family home.

Having undergone a degree of modernisation by the current owners and extensive landscaping to both the front and rear gardens, the property is deceptively generous in size and provides the following accommodation: welcoming hallway with excellent cloaks cupboard, and reception rooms positioned to the front and affording beautiful views over Appleby together with an abundance of natural light streaming into the rooms due to the generous number of windows. Off the kitchen lies the utility room with doors to a WC, an integral garage and the rear garden. From the inner hallway there is access to a recently fitted four-piece family bathroom and to four double bedrooms (one of which is currently utilised as a snug).

Externally, the front and rear gardens complement the property superbly having been landscaped to provide a low maintenance tiered area to the front, which flanks steps leading up to the house, and a gated, rear garden incorporating a delightful combination of flagged patio, lawn, and a fabulous raised decked area - deceptively private and ideal for alfresco dining. There is ample parking for two vehicles on the driveway.

This property will appeal to a wide range of buyers - don't miss out on a viewing.

## ACCOMMODATION

### Entrance Hallway

Accessed via covered, part glazed, uPVC entrance door. Providing access to the living room, kitchen/dining room and inner hallway. Built in, deep set cupboard offering cloaks hanging space, wall mounted boiler, radiator, coir matting and carpeting.

### Living Room

5.96m x 4.96m (19' 7" x 16' 3") Generously proportioned reception room which benefits from a large picture window enjoying a panoramic outlook over Appleby and toward the Castle. Wood burning stove set within stone surround, radiator and carpeting.

### Kitchen/Dining Room

Bright and spacious L shaped room, with dual aspect windows and lovely outlook.

Dining Area 3.18m x 3.24m (10' 5" x 10' 8") With ample space for dining furniture.

Kitchen Area 4.76m x 2.86m (15' 7" x 9' 5") Fitted with an excellent range of wall, base and tall units with complementary worktops and upstands, tiled splash backs and 1.5-bowl stainless steel sink/drainer unit with mixer tap. Built in double ovens, electric hob with extractor fan above, and dishwasher. Space for freestanding, American style fridge freezer. A fridge which was originally housed in one of the units also remains at the property but isn't currently fitted. Hard wearing flooring, access to loft space (via hatch) and door to:-

### Utility Room

2.41m x 2.98m (7' 11" x 9' 9") Rear aspect room fitted with base units, complementary work surfacing, tiled splash backs and stainless steel sink/drainer unit with mixer tap. Space/power/plumbing for under counter washing machine and tumble dryer. Door giving access to steps down to the integral garage, part glazed uPVC door providing access to the rear garden and door to:-

### WC

With WC, wash hand basin, tiled splash back, heated towel rail and storage cupboards.

### Inner Hall

Providing access to four bedrooms and the family bathroom.

### Family Bathroom

2.77m x 2.39m (9' 1" x 7' 10") Fitted with four piece suite comprising large bath, walk-in shower with rainfall shower head and additional handheld attachment, WC and wash hand basin set in vanity unit with wall mounted, illuminated, mirrored cabinet above. Obscured, rear aspect window, feature pelmet lighting, heated towel rail and laminate flooring.

### Principal Bedroom

2.99m x 4.97m (9' 10" x 16' 4") Generous, principal bedroom with built in, mirror fronted, wardrobes. Radiator and carpeting.

### Bedroom 2

3.61m x 2.91m (11' 10" x 9' 7") Double bedroom with useful recess - ideal for dressing table unit. Radiator and carpeting.

### Bedroom 3

2.86m x 2.90m (9' 5" x 9' 6") Side aspect, double bedroom with radiator and carpeting.

### Bedroom 4/Snug/Office

2.27m x 3.41m (7' 5" x 11' 2") Rear aspect room, currently utilised as a snug but equally suitable for use as a fourth bedroom or office. Radiator and carpeting.

## EXTERNALLY

### Driveway Parking

A driveway at the front of the property provides off road parking for two vehicles and leads to:-

### Integral Garage

Accessed via electric door and with power and light. Log store and ample space for work benches if desired.

### Gardens

Steps with railings provide access up from the driveway to the property entrance. There are attractive, low maintenance garden areas flanking these steps. Additional steps situated to the far side of the driveway provide gated access to a fully enclosed, substantial rear garden which has been beautifully landscaped, offers an excellent degree of privacy and incorporates a large lawned area, flagged patio and raised decked area - which is perfect for al fresco dining and offers a glimpse of the far reaching views that come with the elevation of this property.

## 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; 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, gas, water & drainage; gas central heating; recently installed double glazing. 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 D

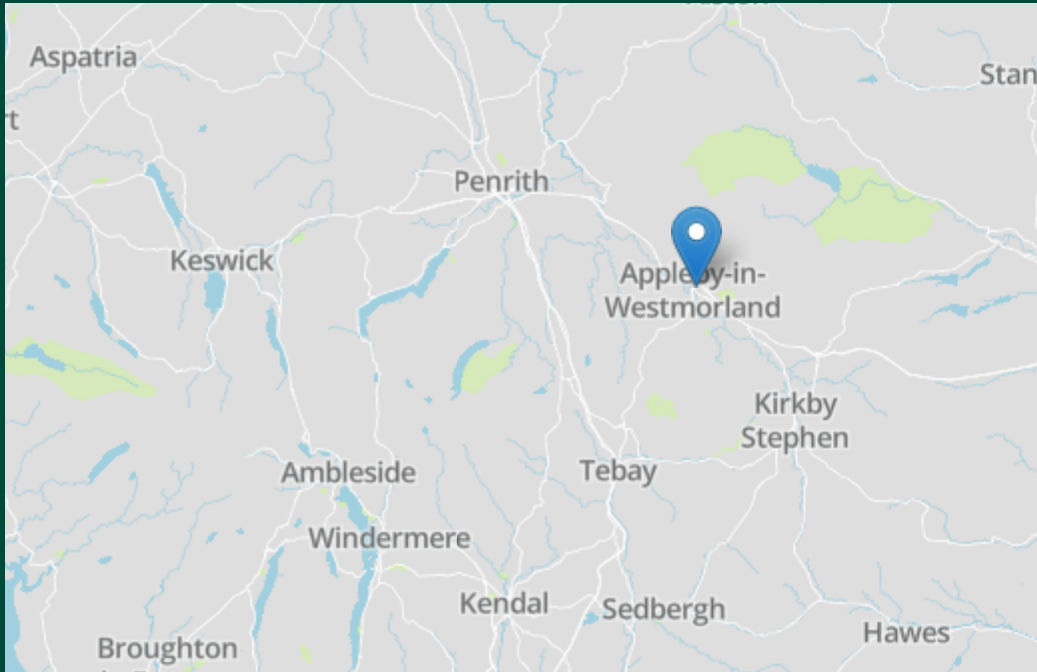
Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - wrenching.unzips.type

From Penrith: take the A66 east, taking the turn off for Appleby. Follow the road through the town, then take the left turn signposted Hilton and Murton. Turn left into Drawbriggs Lane, and left again into Castle View Road. Take the first right, the next left then follow this road around - the property is a short distance along on the left hand side.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>72 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>41 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



**Approximate total area<sup>(1)</sup>**  
1732.99 ft<sup>2</sup>  
161 m<sup>2</sup>

**Reduced headroom**  
13.67 ft<sup>2</sup>  
1.27 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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 PMS 3C standard.

**GIRAFFE360**