

Cumbrian Properties

Grooms Cottage, Long Marton, Appleby



Price Region £200,000

EPC-

Detached cottage | Off-street parking
1 reception | 1 double bedroom | 1 bathroom | No onward chain
Immaculately presented throughout | Beautiful garden & stables

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2/ GROOMS COTTAGE, BACK LANE, LONG MARTON, APPLEBY-IN-WESTMORLAND

This one double bedroom detached cottage is immaculately presented throughout with electric heating and multi-fuel stove briefly comprises open plan lounge & dining kitchen with multi-fuel stove and exposed timber beams, inner hall, double bedroom and shower room. Externally, to the rear of the property there are two stables for additional storage, both benefitting from power and lighting. To the front of the property is a well presented colourful lawned garden with mature trees, shrubs and flowerbeds.

The fully double glazed and electrically heated accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the open plan lounge & dining kitchen.

OPEN PLAN LOUNGE & DINING KITCHEN (17' x 12'5) Double glazed timber framed windows to the front and to the side, multi-fuel stove.

KITCHEN AREA Fitted kitchen with sink and drainer with mixer tap, freestanding electric oven and grill with four burner electric hob, integrated fridge and integrated freezer. Tiled splashback, exposed timber beams, sandstone fireplace, wood effect laminate flooring and door to the inner hallway.



OPEN PLAN LOUNGE & DINING KITCHEN

INNER HALLWAY (3' x 3') Doors leading to shower room, bedroom and shelved storage cupboard housing the hot water tank.

3/ GROOMS COTTAGE, BACK LANE, LONG MARTON, APPLEBY-IN-WESTMORLAND

BEDROOM (11' x 11') Double glazed timber framed windows to the front, electric radiator, wood effect laminate flooring and exposed timber beams.



BEDROOM

SHOWER ROOM (7' x 7') Three piece suite comprising walk-in electric shower, wash hand basin with mixer tap and WC. Tiled splashback, electric heated towel rail, frosted double glazed timber framed window to the rear and tiled flooring.



SHOWER ROOM

OUTSIDE To the front of the property is a fenced, beautifully maintained and colourful lawned garden with mature trees, shrubs and flowerbeds with gated access to the side and path leading to two stables for additional storage.

STABLE 1 (17' x 8'5) Providing storage, power and lighting.

STABLE 2 (17' x 14') Providing storage, power and lighting.

4/ GROOMS COTTAGE, BACK LANE, LONG MARTON, APPLEBY-IN-WESTMORLAND



GARDEN



STABLES

TENURE We are informed the tenure is Freehold.

COUNCIL TAX N/A

EPC GRAPH TO
FOLLOW

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