



# Boroughgate

FIVE INDIVIDUAL LUXURY APARTMENTS IN PICTURESQUE APPLEBY-IN-WESTMORLAND





Computer generated image



19 Boroughgate, Appleby-in-Westmorland





Computer generated image



19

## Apartments One to Five

19 BOROUGHGATE, APPLEBY-IN-WESTMORLAND, CUMBRIA, CA16 6XF

### INTRODUCTION

19 Boroughgate is a stylish redevelopment of Grade II Listed former bank premises which lie in the historical centre of Appleby-in-Westmorland, at the foot of its attractive tree-lined main thoroughfare.

Comprising five architect designed individual apartments, these properties are exceptional in the town. They reflect the elegance of the handsome building of which they form part and offer an exceptional level of contemporary fixtures and fittings, which comes as a standard specification.

This charming town is surrounded by the beauty of the Eden Valley, is served at its railway station by the famous and scenic Settle-Carlisle railway and is a mere step off the main A66 east-west route which brings the M6 within a 25 minute drive.

Appleby has many traditional local shops for the purchasing of life's essentials including excellent meat and fish, greengrocery and baked products all purveyed by local suppliers; in addition to individual specialist non food retailers and pharmacy. Doctor's and dentist surgeries are available.

This is a rare buying opportunity not to be missed.

To view 19 Boroughgate call to make an appointment with Fine & Country

T 01768 869007 | E [cumbria@fineandcountry.com](mailto:cumbria@fineandcountry.com)

## Riverside

The apartments have a private pedestrian entry from Boroughgate via the communal entrance within the grounds.

The rear of the property leads to private mature beautiful gardens which are available to the owners. These in turn gives direct access to the river bank of the Eden, with the potential for riverside al fresco entertaining.

Included with the two bedroom duplex Apartment 2, which faces the garden, there is also an attractive outdoor sitting area.

This is at the foot of the entrance to the garden, which enjoys utter privacy and provides a tranquil sanctuary - see image on the right.





## Key Features

### THE DEVELOPMENT AND THE LOCATION

- Centrally within the pretty Eden Valley town of Appleby-in-Westmorland with river frontage
- Within striking distance of the Lake District, the Eden Valley the Yorkshire Dales National Park, the Howgills and the Pennines
- Many local amenities, plus easy access to the larger local towns of Kendal and Penrith
- Stylish and well appointed accommodation within an historic elegant building
- Walking access to the town's amenities and shopping
- A range of one and two bedroom properties, with one duplex with two bedrooms
- Private communal large beautiful garden at the rear, leading down to the River Eden

### THE APARTMENTS

- An enviable combination of an elegant and beautiful building with period features and contemporary interiors
- Perfect as a main residence or holiday bolthole
- Spacious contemporary design
- Beautiful large period windows make the most of available light
- Stylish and high end fixtures and fittings
- Branded kitchen appliances
- Flooring included to hall, kitchen and living room
- Electric heating and cooking appliances
- Tenure is to be leasehold 250 years at a peppercorn ground rent. *The freehold of the building including common areas will be owned by a management company. Each owner will be given a share when they purchase their apartment and the developers will retain a controlling share until the last apartment is sold.*
- Communal shared expenses will be financed by service charge
- Apartment 2 has a private outdoor terrace

## Specification

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*The high quality internal specification of the apartments includes the following features:-*

Flooring - to hall, kitchen and living room - true grain herringbone wood effect vinyl | Kitchens - contemporary shaker style timber kitchens with white silestone work surfaces | Appliances - branded quality ceramic hobs, inbuilt ovens, fridge freezers and dishwashers

NOTE: the images below are stock images showing generic examples of kitchen finishes and appliances and are not intended to show what specifically is being fitted.

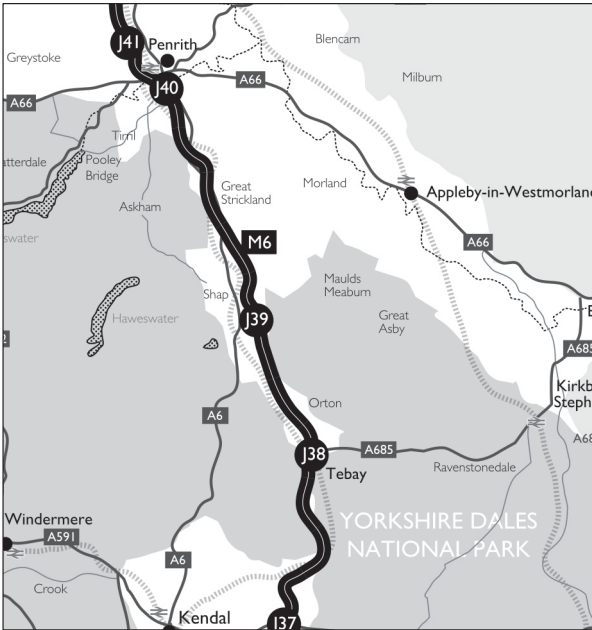
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## Directions

From Junctions 38 (via Kirkby Stephen) or 40 M6 (Penrith) head for Appleby and travel into the centre, over the River Eden bridge. Turn left at the monument into the main street Boroughgate. No. 19 is on your left identified by our signage.



## Road Travel

*Penrith*  
14.4 miles 20 mins  
*Kendal*  
24.3 miles 41 mins  
*Scotch Corner*  
36.7 miles 41 mins

*Newcastle upon Tyne*  
79.2 miles 1h 29 mins

The above journey times and mileages are for approximate guidance only and have been sourced from the fastest suggested route on Google Maps from the property postcode.

## Appleby-in-Westmorland

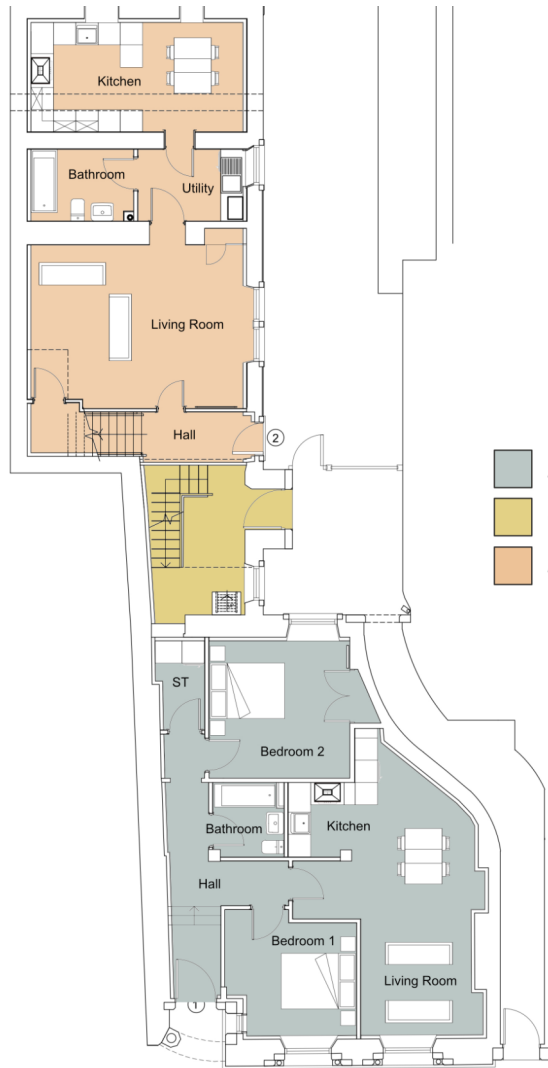
The historic town of Appleby, set on the River Eden at the heart of the lush Eden Valley, is one of the loveliest towns in the North of England and was originally the county town of Westmorland. Appleby has been inhabited for over 1,000 years. The town was transferred from Scotland to England in 1092, but continued to suffer attacks from the Scots and was all but destroyed in 1388.

The picturesque street of Boroughgate, with some interesting old buildings, is at the heart of the town and links the well-preserved Norman Castle with the fine medieval Church of St. Lawrence.

In present times, the town retains some excellent amenities and local shopping offerings. There are excellent independent food and non-food retailers, doctor's and dentist's surgeries, leisure centre with swimming pool and bowling club in addition to many other community activities. Appleby has a railway station on the Settle-Carlisle Railway, Appleby is on or near to the Cumbria Cycle Way, the Westmorland Way, the Pennine Way and the Coast to Coast Walk.

Located just off the A66 there are accessible links east-west on the A66, with M6 Junction 40 a short drive away at Penrith, where the West Coast rail mainline takes you to London in just over three hours.

Floor Plans  
Not to Scale



Ground Floor Plan

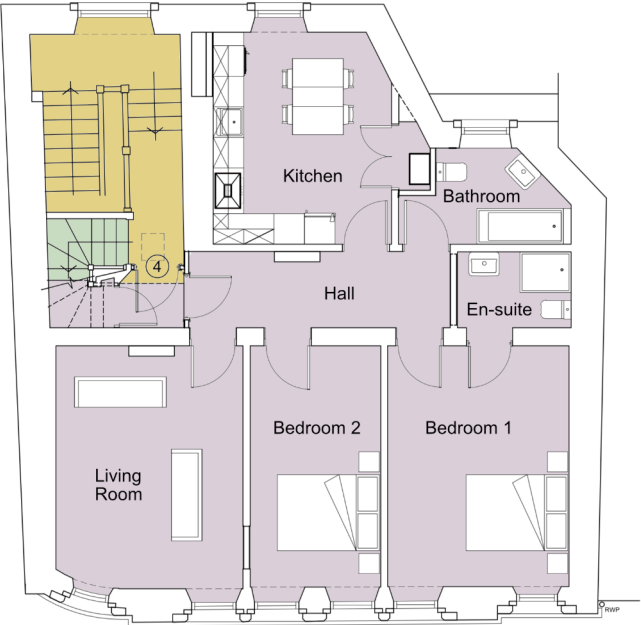


First Floor Plan



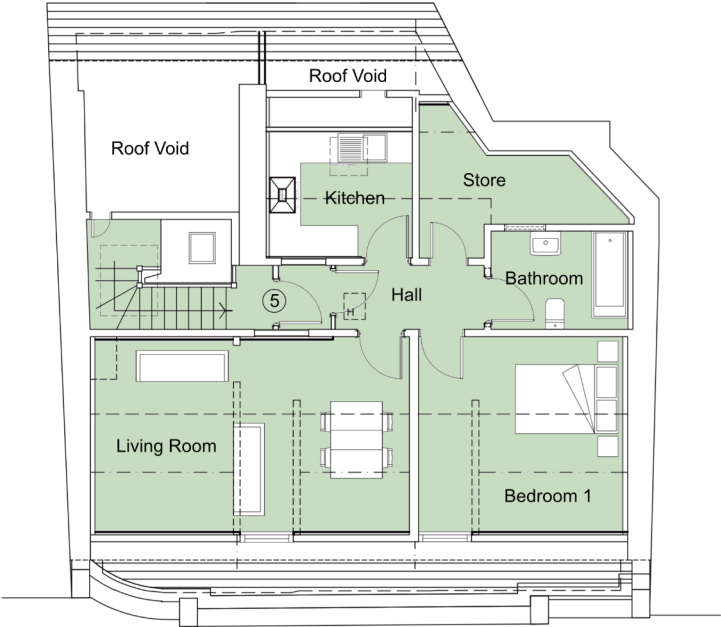
Floor Plans  
Not to Scale

- Apartment 4
- Communal Area
- Apartment 5



Second Floor Plan

- Communal Areas
- Apartment 5



Third Floor Plan



Scan this QR code to  
learn more about  
Appleby

## Agents Notes

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the number below.

## Fine & Country

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