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*"For Sales In The Dales"*



## 32 Chapel Street, Appleby-in-Westmorland

- Spacious Grade II Listed Family Home
- Quiet Yet Convenient Location In Town Centre
- 2 Large Reception Rooms
- Dining Kitchen
- Wet Room & Bathroom
- Four Bedrooms
- Enclosed Rear Courtyard Garden With Orangery
- Parking For Multiple Cars
- No Chain

Postcode: **CA16 6QR**

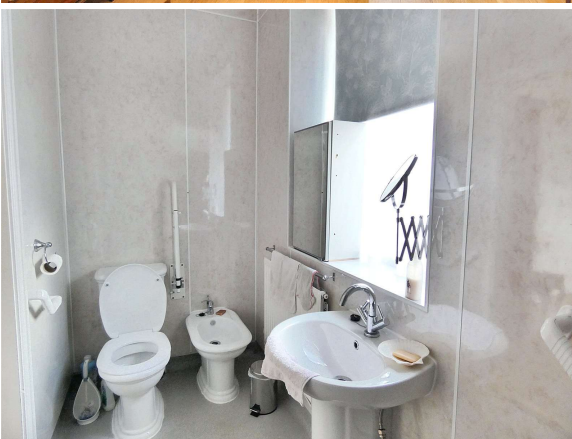
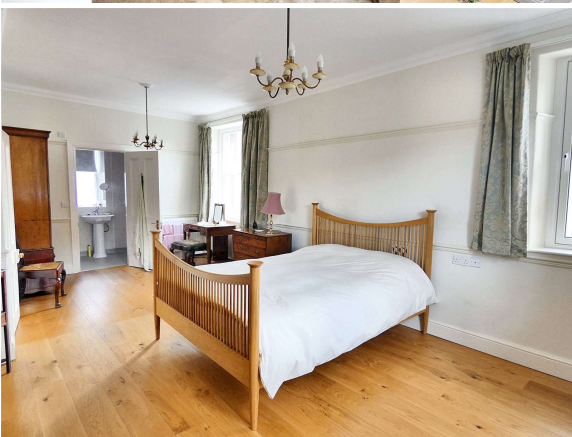
Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **EPC Exempt**

Local & Planning Authority:  
**Westmorland and Furness Council**

**Guide Price: £265,000 - £285,000**



**32 Chapel Street** is a deceptively spacious Grade II listed home in a quiet, yet convenient location just a short walk from the centre of town.

Appleby offers a good range of shops, pubs and cafes together with a doctors surgery and leisure centre. Appleby retains an active community with primary and grammar school, church and various clubs and groups. There are great walks and wonderful views all around.

The property dates back to 1880's and retains character features one would expect, such as high ceilings, sash windows and a lovely turned staircase.

On the ground floor is a bright front reception room overlooking the football field with a working fireplace and a spacious dining kitchen to the rear. The second reception room is currently used as a ground floor en suite bedroom but could easily revert to a large dining room or second reception room. Upstairs are four bedrooms, three good double bedrooms and a single at the rear. There is also a family WC which was previously a bathroom.

Outside, to the rear is an enclosed walled courtyard garden, this a great sun trap garden, completely private. This garden is low maintenance with raised flower beds. A good size orangery has been used as a greenhouse with studio/office. Electric gates and a paved drive provide ample parking. The property fronts on to Chapel Street where there is ample permit parking available too.

**32 Chapel Street** is a great family or retirement home in a quiet yet convenient location.

### GROUND FLOOR

**Entrance Hall** Karndean flooring. Coved ceiling. Radiator. Dado rail. Picture rail. Turned staircase. Good sized under stairs cupboard. Front door.

**Sitting Room** Lovely front reception room. Karndean flooring. Coved ceiling. Dado rail. Picture rail. Radiator. Fireplace with open fire. Secondary glazed sash window to the front.

**Dining Kitchen** Spacious family dining kitchen. Vinyl flooring. Coved ceiling. Excellent range of wall and base units in cream with an integrated pantry cupboard, oven, microwave oven and dishwasher. Stainless steel sink unit. Radiator. Extractor fan. Secondary glazed window & door to rear.

**Ground Floor Bedroom** Currently used as a ground floor bedroom but previously a reception room. Karndean flooring. Picture rail. Coved ceiling. Two radiators. TV point. Telephone point. Three secondary glazed windows on two aspects.

**Wet room WC** Non slip flooring. Ceiling downlights. Extractor fan. Shower. Wash basin. Bidet. Sash window out to the rear of the garden.



**First Floor**

**Landing** Fitted carpet. Turned staircase. Radiator. Large airing cupboard. Sash window out to the garden.

**Bedroom Three** Rear double bedroom. Fitted carpet. Radiator. Secondary glazed sash window to the rear garden.

**Bedroom One** Front double bedroom. L shaped double bedroom. Fitted carpet. Coved ceiling. Two radiators. Three secondary glazed sash windows to the front and side.

**Bedroom Two** Front double bedroom. Fitted carpet. Radiator. Secondary glazed sash window to the front.

**Bedroom Four** Rear single bedroom. Fitted carpet. Two radiators. Secondary glazed sash window to the rear.

**Bathroom** Family sized bathroom. Vinyl flooring. Ceiling downlights. WC. Bidet. Wash basin. Heated towel rail. Extractor fan. Space for bath. Frosted window to the rear.

**Outside**

**Courtyard** Enclosed courtyard garden. Raised flower beds. Electric double gates. Parking for multiple cars.

**Orangery/Workshop** Beautiful glass building. One end is currently used as a potting shed, the other end is being used as a workshop.

**Coal House** Old coal house. Concrete floor. Plumbing and electrics for washing machine and tumble dryer or freezer.

**Parking** Safe, on street parking at the front. A residents and visitor permit is available.

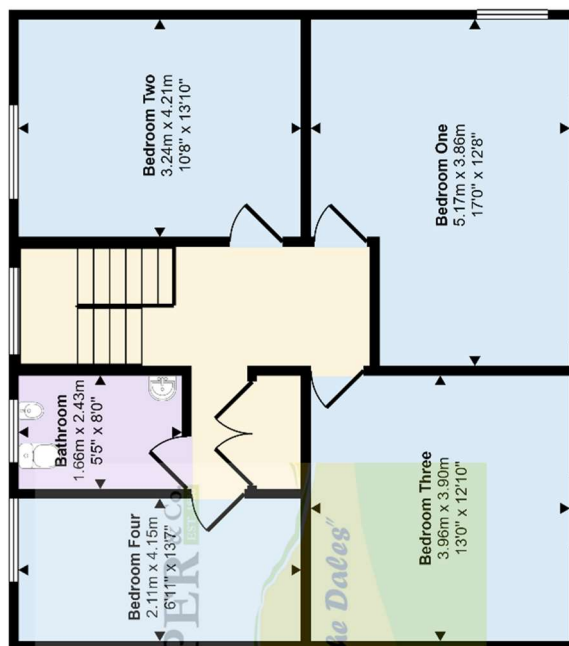
**Agents Notes** During storm Desmond in 2015 this property flooded. Extensive work has been carried out since. The town has massively improved floor defences with flood gates, a pumping station (under construction) and raised embankments.  
The property also has flood protection barriers at both the front and rear doors.  
The property hasn't flooded since.





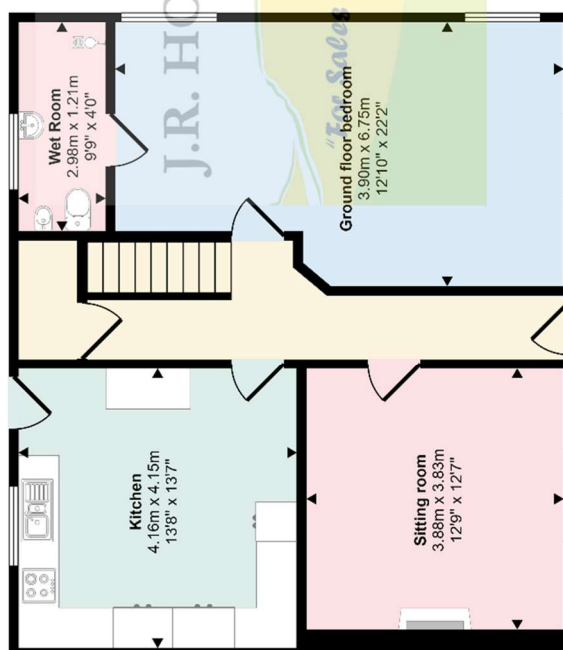


Approx Gross Internal Area  
151 sq m / 1628 sq ft



First Floor

Approx 76 sq m / 819 sq ft



Ground Floor

Approx 75 sq m / 809 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons or items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.