



Sandale, Coupland Beck, Appleby-In-Westmorland CA16 6LN
£525,000 Freehold



david britton
ESTATES

Sandale



Does your business take you away from home for too long? Would having a huge family home, large commercial building and a holiday let give you a better life work balance? This cracking opportunity to acquire the perfect live work environment is just coming to the market now! Positioned in a very accessible part of the A66 near Appleby this family home is set in around 0.66 acres of land. On the plot the main house measures around 2150 sqft and includes a separate three bedroom house that would make great property for families sharing, worker accommodation or a good holiday let. Not only has this plot got two houses but also a large commercial building with a HUGE hardstanding that could be used for offices, retail, storage, builders yard, car forecourt or even as an overflow to the main house if you are just looking at a residential house. There is so much to say about this site and location, with the possibilities it has for various business types that a viewing is needed to understand the full offering.





Entrance Porch

Windows to two sides. Door leading into hallway with stairs off and radiator.

Sitting/Dining Room

26' 5" x 16' 2" (8.05m x 4.92m)

Windows to three aspects. Three radiators. Multi fuel stove sat on a granite stone hearth. Door leading into the kitchen/living area.

Kitchen/living Area

24' 5" x 16' 3" (7.44m x 4.95m)

The kitchen area has an extensive range of maple effect fronted wall and base units with complementary worktops and tiled splashbacks. 1 1/2 stainless steel sink and drainer. Integrated hob with extractor hood over. Integrated double oven and dishwasher. Space for a fridge. Window to the rear aspect. The living area has two radiators. Sliding patio doors. Window. Door to the utility room and door to the hallway and study.

Study

12' 2" x 9' 6" (3.7m x 2.9m)

Window to the front aspect. Radiator.

Utility Room

12' 0" x 11' 6" (3.65m x 3.5m)

L Shaped with a range of wall and base units with worktops and stainless steel sink and drainer. Radiator. Cloaks hanging space. Window to the garden. Door leading into the garden. Plumbing for a washing machine. Door leading into the WC. WC- Fully tiled walls. Low level WC. Obscure window. Radiator. Houses the boiler.

First Floor

Central landing. Radiator. Doors off. Loft access. Large shelved airing cupboard.

Master Bedroom

13' 3" x 11' 10" (4.05m x 3.6m)

Built in wardrobes. Radiator. Window with open views. Door to en-suite shower room. En-Suite Shower Room - 5' 7" x 5' 3" (1.7m x 1.6m) Electric shower in tiled and glass enclosure. Low level WC. Sink in vanity unit. Radiator. Window.

Bedroom Two

8' 10" x 14' 11" (2.7m x 4.54m)

Window to the rear aspect. Radiator. Door to en-suite shower room. En-Suite Shower Room - 4' 11" x 7' 1" (1.5m x 2.17m) Electric shower in tiled and glass enclosure. Low level WC. Sink in Vanity unit. Part tiled walls. Radiator. Window.

Family Bathroom

7' 7" x 8' 10" (2.3m x 2.7m)

Panelled bath. Sink. Low level WC. Heated towel rail. Part tiled walls. Window.

Bedroom Three

12' 10" x 12' 6" (3.9m x 3.8m)

Window to the rear aspect with open views. Built in wardrobes. Radiator.

Bedroom Four

12' 10" x 12' 10" (3.9m x 3.9m)

Window to the front aspect. Built in wardrobes. Radiator.

Bedroom Five

6' 11" x 8' 6" (2.1m x 2.6m)

L shaped. Window to the front aspect.

Bedroom Five

6' 11" x 8' 6" (2.1m x 2.6m)

L shaped. Window to the front aspect.

Externally

Enclosed rear garden laid mainly to lawn with flower borders and patio area. Extensive parking. Pretty garden to the front of the property with lawn and well stocked flower borders and patio area. Outstanding views all around. Garden to the side with some fruit trees.

Three Pikes- Attached House

0' 0" x 0' 0" (0m x 0m)

KITCHEN- 17' 0" x 11' 8" (5.17m x 3.56m) Spacious and light room with a range of traditional wall and base units with worktops. Integral electric hob and double oven. Window to the garden aspect with views over the fells. Radiator. Double doors into the living room. LIVING ROOM- 16' 11" x 16' 1" (5.16m x 4.9m) French doors leading into a patio area and lawned garden. Windows to two aspects. Multi fuel stove. Radiator. FIRST FLOOR- Central landing BEDROOM ONE -12' 9" x 11' 3" (3.89m x 3.43m) Window to the rear aspect. Radiator. Door leading into storage/play room. STORAGE/PLAY ROOM -11' 2" x 11' 2" (3.41m x 3.41m). BEDROOM TWO - 15' 6" x 11' 3" (4.73m x 3.43m) Built in wardrobes. Window to the rear aspect with views over open countryside. Radiator. BEDROOM THREE- 12' 5" x 5' 5" (3.79m x 1.66m) Built in cupboards. Window. Radiator. BATHROOM - 9' 9" x 5' 5" (2.98m x 1.66m) Bath. Shower in cubicle with mains fed shower. Sink. Low level WC. Cupboard housing the hot water tank.

Retail/Commercial premises

MAIN AREA - 48' 0" x 29' 2" (14.62m x 8.9m) Porch leading into the main area. Six sky lights. Windows to two sides. Under floor heating throughout the ground floor. WC- 4' 7" x 5' 7" (1.4m x 1.7m) Window. Sink. Low level WC. SECOND WC - 5' 9" x 9' 2" (1.76m x 2.79m) Two separate toilet cubicles with WC and sinks. Two windows. INNER HALLWAY - Stairs off at two ends to mezzanine floor levels. Under stairs cupboard. CHANGING AREA/STORE. INNER ROOM - 30' 2" x 23' 0" (9.2m x 7m) L shaped. Window. Kitchen unit. Sink with drainer and mixer tap. Oil boiler. ADDITIONAL STORE- 4' 7" x 13' 5" (1.4m x 4.1m) Door leading outside. FIRST MEZZANINE AREA- 29' 6" x 23' 0" (9m x 7m) L shaped. Two roof lights. Window to the rear. Three double radiators. Stair case leading to the ground floor. SECOND MEZZANINE AREA- 12' 6" x 22' 8" (3.8m x 6.9m) Window to the side. Two roof lights. Electric box.

Double Garage

23' 8" x 34' 5" (7.22m x 10.5m)



Power and light. Electric double roller door. Oil tank is located in the corner. Pedestrian access to the side.

Garage/Work Shop

16' 8" x 29' 6" (5.08m x 9m)

Single garage with an electric up and over roller door. Workshop area with a work bench. Power and light. Window to the front. Attached to the garage/workshop is an additional workshop/store with a window, power and light and a pedestrian door.

EPC

Retail/commercial premises - D

Sandale - D

Three Pikes - D

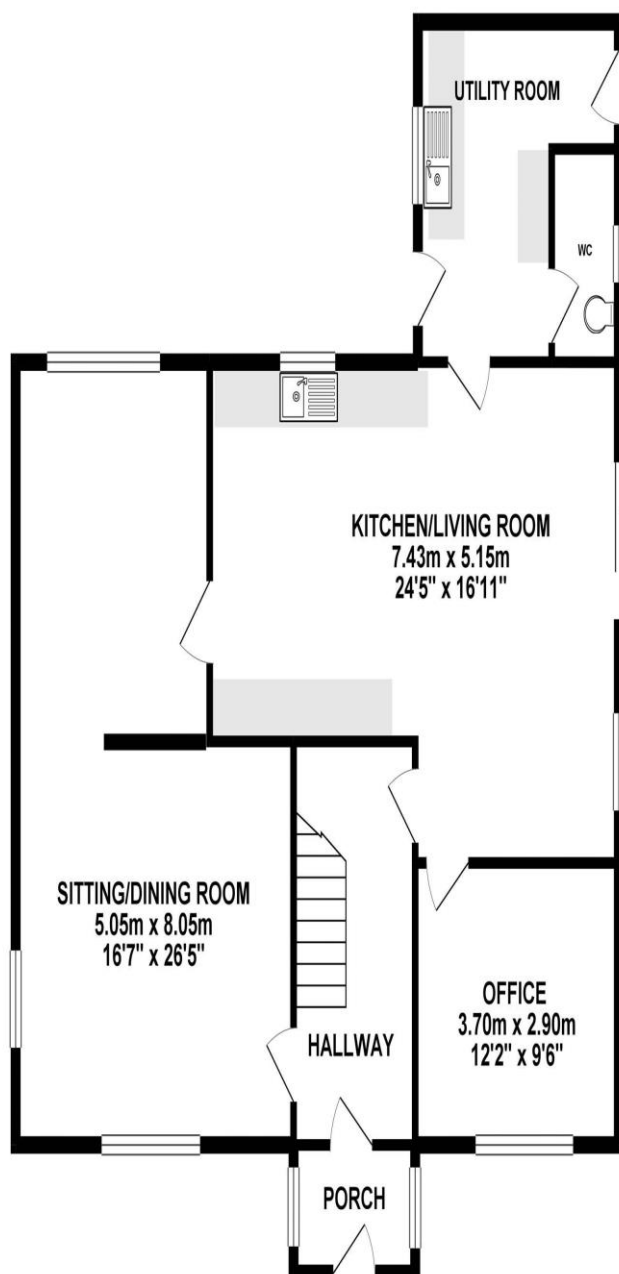
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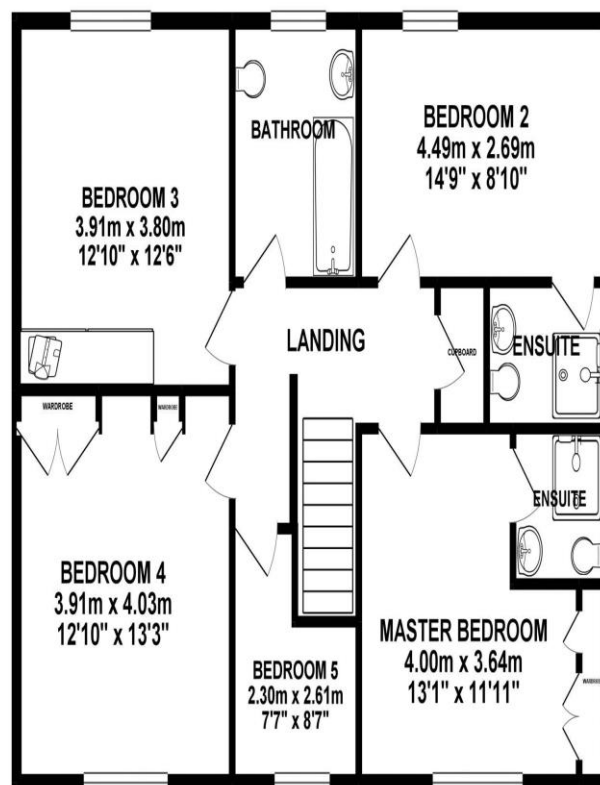




GROUND FLOOR 103.87 sq. m.
(1118.03 sq. ft.)



1ST FLOOR 83.85 sq. m.
(902.52 sq. ft.)



TOTAL FLOOR AREA : 187.72 sq. m. (2020.56 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for a omission or mis-statement. This plan is for illustrative purposes only and should be used as such prospective purchaser. The services, systems and appliances shown have not been tested and no as to their operability or efficiency can be given.

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