



## Old End

Appleby Magna

Offers Over £620,000





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**Tenure**  
Freehold

#### Accommodation Details

Bespoke FOUR BEDROOM link detached house with parking for up to three vehicles and a garage and workshop.

#### External and approach

A generous corner plot off of a quiet country lane this stunning property is set back from the road with its own orchard and driveway allowing ample parking for three vehicles. With a path leading to the grand entrance or access through the utility room from the driveway.

#### Entrance

This appealing entrance awaits you through an original hardwood door where you are greeted with quarry tiles to the floor that have been reclaimed from the local area along with timbers to the ceiling which you will see though out the property. Decorated in white with a radiator and hardwood timber doors leading to the storage cupboard and out into the main house.

#### Living Room

15'2" x 12'6" (4.62m x 3.81m)

This is a welcoming and generously sized living room with engineered wood flooring and timber beams to the ceiling. Decorated in neutral tones with a stunning fireplace with stone mantle and tiled hearth along with a recently installed multi burner. This room benefits from plenty of natural light with a window looking out to the front of the property and patio doors looking out to the walled courtyard.

#### Dining Room

18'8" x 14'5" (5.69m x 4.39m)

A wonderful space for entertaining and truly the hub of the home. This area is packed full of character with views up to the galleried landing, timber beams to the ceiling and engineered wood flooring. Also benefiting from access through patio doors into the courtyard or through patio doors into the Orangery.

This room is an L shape and allows plenty of space to comfortably fit an eight seater table, along with an area used as a snug.

#### Cloakroom

7'4" x 6'1" (2.25 x 1.86)

A larger than average cloakroom located at the front of the property with original quarry tiles to floor, again another room with lots of character. There is an inbuilt vanity unit storage with wooden doors, painted in a heritage grey and pine worktops along with integrated ceramic basin. With wooden panelling behind WC tastefully concealing the cistern. Even this smaller room in the property has the timber beams in the ceiling and a modern radiator in keeping with character style.

#### Kitchen

15'4x9'2 (4.67mx2.79m)

With Karndean flooring following through into this room, you have a high quality well planned and usable space with plenty of worktops which are made from a light granite. There are soft country green hand painted bespoke base and wall units allowing plenty of storage space. This room has ample appliances with two AEG microwaves, an integrated undercounter fridge along with an integrated undercounter freezer and also a recently installed Hoover integrated dishwasher. A key feature in this kitchen which your eyes will be drawn to is the large Range Master with five ring gas burner hob and controls.

#### Utility Room

17x8'10 (5.18mx2.69m)

A very impressive utility area with wooden flooring, white wood base and wall units along with a hardwood worktops. This room has access to the driveway along with a chrome sink, plumbing for a washing machine and electrics for a further undercounter appliance. From here you do also have access into the Garage and workshop.

#### Orangery

14'7x10 (4.45mx3.05m)

With access into this area via the patio doors from the dining room or the entrance from the kitchen. This room is very in keeping with the style of the property with quarry tiles to the floor, plenty of natural light coming through the glass panels which also allow you to enjoy your view of the courtyard. With lights to the ceiling and spotlights around the sides, this is an area you can enjoy day or night.

#### Stairs and Landing

With a wooden banisters and hand rail leading up to the first floor and tartan carpets that suit this property perfectly. There is a chandelier over the stairs on this L-shaped landing which leads off to 4 bedrooms and family bathroom. From the landing is also access to the boarded loft space.

#### Family Bathroom

8'8" x 6'0" (2.65 x 1.84)

Located at the front of the property is a generous sized family bathroom with hardwood flooring, built in vanity unit and WC with dual flush. There is a heritage ceramic basin along with a full-size white bath with mixer tap and handheld shower at one end along with a drench shower over the bath to the other end and concertina glass shower doors. This room has its own extractor fan, spotlights to the ceiling and has been decorated in white with tasteful stone tiles running around the edge of bath and at half height around the bathroom.

#### Bedroom One

15'3x9'3 (4.65mx2.82m)

With views over the orchard to the front of the house, this room has double windows also allowing light to come through from the rear of the property.

Decorated in white with spotlights to the ceiling and inbuilt wardrobes along with a fitted dressing table in a soft grey. To the floor you have cream carpets and plenty of space for a super king-size bed along with additional furniture.

#### Ensuite

This ensuite is generally larger than the average with a corner shower cubicle with two showerheads and spotlights to the ceiling. Behind the door you'll find a built-in vanity unit with a ceramic basin and soft mocha coloured wooden panelling and cupboards. There are cream tiles behind the basin and also a wall mounted WC with dual flush. With a small window looking out to the front of this property, hardwood flooring and a heated towel rail.

#### Bedroom two

12'5x8'5 (3.78mx2.57m)

Located to the rear of the property enjoying the views over the beautiful walled courtyard. This room has been decorated neutrally with white walls and ceiling and cream carpet. This is a comfortable double bedroom and currently has a king-size bed in situ.

#### Bedroom Three

11'6x9'6 (3.51mx2.90m)

Located at the front of the property this room is neutrally decorated with white walls and cream carpet. With spotlights to the ceiling and plenty of room to comfortably fit a double bed along with additional furniture.

#### Bedroom Four

12'5x8'7 (3.78mx2.62m)

Located at the front of the property. This room has ample built-in wardrobe space along with neutral decor.

#### Garage

This double garage space has been converted to a single garage and workshop. The loft space above the garage and workshop is fully boarded.

#### Courtyard

With a beautiful 'L' shaped courtyard with raised flowerbeds and rustic wooden gate to the side of the property. This area has been beautifully designed with access into the garage and timer controlled lighting illuminating the attractive walled garden.

#### Local Authority and Council Tax

NWLDC

Band F

#### Post Code for Sat Navs

DE12 7AG

#### Out of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

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GROUND FLOOR

1ST FLOOR



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**Council Tax band: F. Tenure: Freehold**

### Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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