



## Mawbys Lane

Appleby Magna

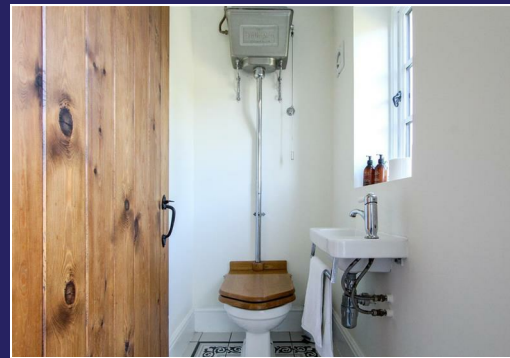
Asking Price £575,000



# Mawbys Lane

Appleby Magna

Asking Price £575,000



Tenure  
Freehold

## Accommodation Details

### Entrance and Approach

This property is largely hidden from Mawbys Lane due to the brick wall running along the perimeter. With a inclined driveway leading up to the garage you will find parking for up to 3 vehicles. Entrance into the property is via a beautiful brick and wooden storm porch and through a solid wooden door fitted with decorative glass. You will then be greeted by white walls and timber beams. Throughout the property you will find original rustic wooden doors with black accessories and the flooring in this entrance area which leads into the first reception room is hardwood parquet flooring.

### Reception One

13'7" x 10'10" (4.15 x 3.32)

A fabulous reception room located at the front of the property with timber beam ceiling and dual aspect windows looking out either to the front of the property or over the neighbouring fields. You will find herringbone wooden flooring from the entrance hall following through into this bright and open space. The standout feature in this room is the brick fireplace.

### Reception Two

13'3" x 12'11" (4.04 x 3.96)

With a small down to the kitchen, this is an inviting and cosy second reception room with large bay window looking out over the fields as well as a window looking out to the front of the property. This room is decorated neutrally with carpets to the floor and benefits from the fantastic character of the beamed ceiling and brick built, fireplace with multi burner installed. This room does also have its own radiator and multiple plug sockets.

### Kitchen Diner

13'2" x 12'3" (4.03 x 3.75)

This large country style kitchen diner is really the hub of the home with its hardwood flooring and space for a big American fridge freezer and quirky shape. This kitchen comes with hardwood cream, base units with high-quality butcher block worktops. This room allows plenty of natural light in with six windows and has space for a Range style cooker. This room is currently decorated in a soft duck egg blue with high skirting boards and offers views out over the rear fields as well as to the front driveway. This room is in keeping with the period of property and pleasantly modernised with spotlight to the ceiling and multiple plug sockets.

### Cloakroom

5'8" x 3'7" (1.73 x 1.10)

A stylish downstairs cloakroom with Victorian inspired tiles to the floor along with a gravity fed Burlington Cistern and white porcelain WC. There is also a rectangular hand basin with mixer tap and chrome towel rail. This room is decorated in white with spotlights to the ceiling and a built-in extractor fan. There is also a window looking out over the garden,

### Hall

16'9" x 10'4" (5.11 x 3.15)

Attractive hallway with tiled floor, high skirting boards and decorated in neutral tones. This entrance hall gives access onto the driveway, patio and rear garden along with a lockable door leading into the garage. This room has spotlights to the ceiling and leads up to a gallery staircase and landing. The staircase has been carpeted in a mocha colour with white spindles and mahogany handrails. Leading up to the first floor landing where you will find an open and bright L shape Landing with two windows and lots of character with the wooden beams and lintels.

### Bedroom One

13'1" x 12'11" (4.01 x 3.95)

A dual aspect double bedroom with a window to the front of the property and also to the rear. This room flows from the landing with the continuation with the neutral decor and mocha coloured carpet with a single pendant ceiling light in the centre. This room also gives access into the loft.

### Bedroom Two

10'1" x 9'8" (3.09 x 2.96)

Bedroom two demonstrates a very comfortable double bedroom located off of the corridor and matching that of previous rooms with the neutral décor, carpets to the floor and high skirting boards. This room enjoys views over the neighbouring field and allows for additional hanging space,

### Bedroom Three

15'8" x 9'9" (4.78 x 2.99)

This double bedroom is located over the garage and is currently decorated in neutral tones with grey carpet is to the floor. This room benefits from spotlight to the ceiling along with original wooden beams and a window overlooking the rear garden and fields.

### Bedroom Four

13'10" x 8'7" (4.24 x 2.62)

This is a quirky L-shaped bedroom where you have a step up into what could comfortably be a generous single bedroom or small double. This room continues with the mocha carpets and high skirting boards as well as being decorated in neutral tones. With spotlights to the front of the room

and a pendant ceiling light to the rear there is also a small loft hatch, a Velux style window and a large square bay window looking out over the neighbouring fields.

#### Bathroom

9'11" x 8'8" (3.03 x 2.66)

A generous sized and modern family bathroom with four piece suite. This bathroom comprises of a large shower cubicle with mosaic tiling and glass panelled doors, a full size bath with waterfall tap and shower attachment, wall mounted WC with built-in system along with vanity enclosed basin with waterfall mixer tap. The bathroom also has a window looking out over the rear fields and fitted with privacy glass along with a chrome heated towel rail, built-in extractor fan, spotlights to the ceiling along with two floating shelves and wall mounted mirror. This room does also have a double shaving socket. The bathroom has been mainly tiled with a cream marble effect wall tile matching that of the tiles located on the floor.

#### Garage

17'3" x 9'1" (5.27 x 2.78)

#### Rear Garden

A fabulously private North westley facing garden with a half height bricked wall along with wrought iron fencing covered in climbers. There is an angled lawn area along with an attractive flagstone patio and a half meter wall and steps leading onto

the rear lawn. You'll also also note a gravelled path that leads out to the sides and gives access to the driveway.

#### Local Authority and Council Tax Band

NWLDC

Band E

#### Postcode for Sat Navs

DE12 7AA

#### Out of Hours Contact Arrangements

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

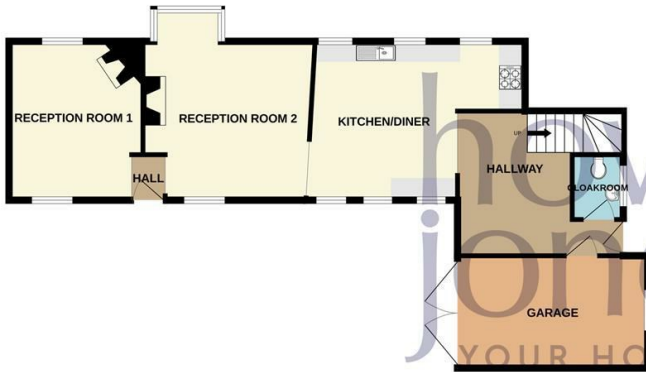
#### Property to Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



1ST FLOOR  
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1679sq.ft. (156.0 sq.m.) 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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

**Council Tax band: E. 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) A			89
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.