



Rectory Lane

Appleby Magna

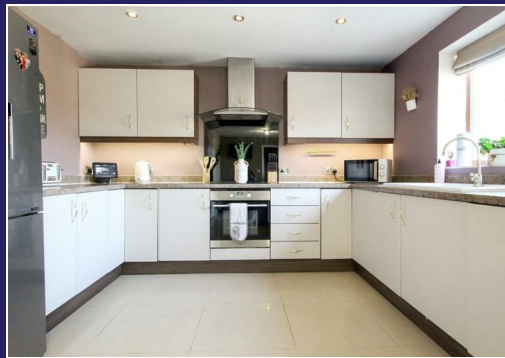
Offers In Excess Of £475,000



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Tenure
Freehold

Accommodation Details:

Presenting this extended, charming four-bedroomed property occupying a private stunning south facing garden followed by a horse paddock and countryside views in the distance. Ideally suited for family living, the property offers an abundance of free flowing accommodation, expect to find; entrance hall, WC, living room, modern kitchen/dining area with the outlook of the landscaped rear garden, single garage, separate dining room currently used as a playroom, and a utility room, this property really does have it all.

External & Approach

Positioned in a generous plot towards the start of Rectory Lane, the property is set back from the road. You will find; a tarmacked driveway with a single garage, ample parking for several vehicles, a front garden with numerous mature shrubs and a path leading you to the front door.

Entrance Hallway

11'9" x 12'0" (3.60m x 3.66m)

Once inside the property you will be greeted by a spacious and rather grand entrance hallway with hard laminate flooring and neutral décor to the walls, you'll find carpeted stairs leading you to the first floor. From the entrance hall you have access to; open plan kitchen diner leading into the utility room, dining room/playroom, downstairs cloakroom and a spacious living room. There is also one smoke, a radiator and alarm detector.

Living Room

14'1" x 15'6" (4.30m x 4.73m)

A very generous and imposing reception room with the main focal point being a lovely traditional gas featured fireplace. With carpet to the flooring, this is a very tastefully decorated usable space. There is a large aspect window over looking the front garden fulfilling the room of natural light. You will also find; a TV aerial point, a light pendant, a radiator and double half glazed doors.

Kitchen / Dining Room

14'9" x 21'4" (4.50m x 6.51m)

An obvious highlight of this house is this stylish kitchen, a window to the rear aspect, down-lighters to the ceiling, cream tiles to the flooring and neutrally decorated walls. Tastefully fitted with a range of taupe units with gold handles, and granite worktops above with a matching splashback. You will also find; an inset Belfast sink with drainer and a gold tap with separate hot and cold taps, a handy breakfast bar, induction hob with a black glass splashback and extractor hood above, an electric single oven, a full-size integrated dishwasher, French doors leading out to the both garden and driveway, and space for a free standing fridge/freezer.

Dining Room

8'8" x 14'4" (2.66m x 4.39m)

Leading from entrance hallway, you have a lovely, and bright dining area which is currently used as a playroom. This room is accessed via a white half glazed door, two windows (one to the front and side aspect) carpet to the flooring, neutrally decorated, ceiling light point, radiator, wall sockets, ample floor space for a six seater dining room table

Utility Room

6'8" x 8'7" (2.04m x 2.64m)

A very impressive utility area with the same tiled flooring, this room has spaces for two utility appliances, and an extractor fan. You'll also find; an oak worktop and splashback, and the Worcester Combi-Boiler (serviced annually in February). There is one pendant light to the ceiling, and there is one radiator.

Downstairs Cloakroom

3'5" x 5'11" (1.06m x 1.81m)

This cosy cloakroom has tiles to the flooring, this room has been decorated neutrally with pale blue tiling, and is fitted with an extractor fan, dual flush WC and a modern feature basin with chrome mixer tap. There is one widow with privacy glass.

Stairs and Landing

10'0" x 14'11" (3.07m x 4.57m)

The stairs, leading to the first floor have neutral coloured carpet that leads through onto the landing and into each of the bedrooms and family bathroom. There is an airing cupboard with shelving providing further storage and also houses the water tank.

Bedroom One

12'8" x 14'1" (3.87m x 4.31)

This room flows from the landing with the continuation with pastel tones décor with one feature wall and grey carpet with one pendant light to the ceiling. This room currently fits a king size bed with a set of drawers, two windows to the front and side aspect. You'll find a door providing access into en-suite and a large space for wardrobes.

Ensuite

A very stylish, modern ensuite with pale ceramic tiles to the floor and walls, there is a large shower cubicle with a glass door and a waterfall shower attachment. You will also find; underfloor heating, a low-level WC with a chrome push flush and a white hand wash basin with a chrome mixer tap set on a high gloss vanity unit. There is also one towel ladder, a window with privacy glass and an extractor fan.

Bedroom Two

11'0" x 12'9" (3.36m x 3.90)

Located at the rear of the property, this is a large double bedroom overlooking the garden with the view of the horse's paddock beyond. This

Tel: 01530 271313

room has enough space for a set of drawers, wardrobe and a dressing table. This room has been decorated in pastel tones and carpet to the flooring, and a large window flooding the room with plenty of light. There is one radiator.

Bedroom Three

8'10" x 10'10" (2.71m x 3.31m)

This is another generous size room which has the view of the garden followed by countryside views beyond. The room has carpet to the flooring and one painted feature wall. There is enough space for a wardrobe and a chest of drawers. You'll also find; a window, TV point and one radiator.

Bedroom Four

8'11" x 10'11" (2.73m x 3.34m)

Located to the front aspect of the property, this great size double bedroom in which has been decorated with a pale grey paint to the walls, carpet to the flooring, spotlights and space for wardrobes. There is one radiator and two radiators.

Family Bathroom

11'5" x 5'6" (3.49m x 1.69m)

A great size family bathroom, having tiles to the flooring, there is a white suite comprising; a panelled bath with a chrome hot and cold taps, shower over the bath, there is a low-level WC with dual push flush, and there is a pedestal hand wash basin with separate hot and cold taps. The walls are fully tiled, there are down-lighters to the ceiling, an extractor fan and there is one white heated rail radiator. There is also a large privacy window.

Loft Space

The loft hatch is found on the landing area. Has a pull down ladder, and has been partially boarded.

Garden and Outside

The North facing rear garden enjoys a wonderful private setting with beautiful, landscaped garden with mature shrubs and blossoming flowers. You have a large patio area from the French doors from the providing the perfect space for entertaining. There is access passageway down the left-hand side of the property, and a single wooden gate leading you to the garage and driveway. At the bottom of the garden there is a nice seating area which enjoys the outlook of the paddock field beyond. You will also find; an outside cold water tap and an outside light.

Post Code For Sat Navs

DE12 7BQ

Local Authority & Council Tax Band

Band E

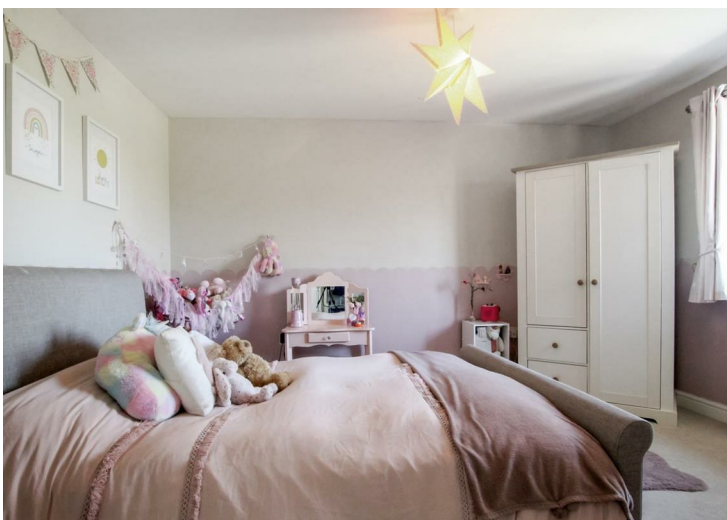
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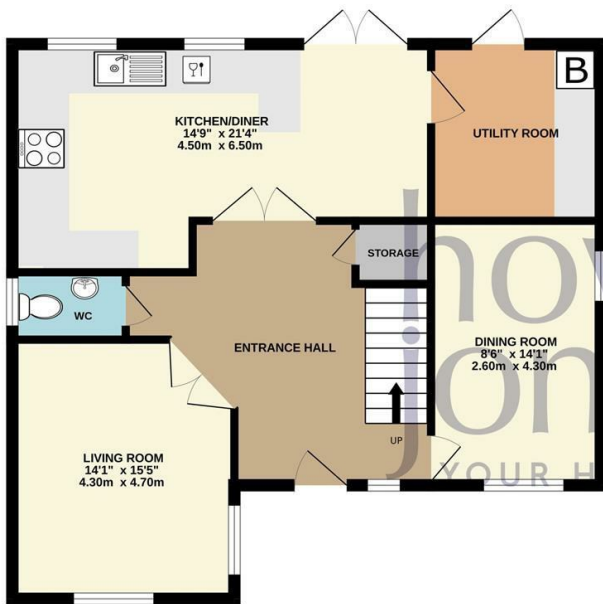
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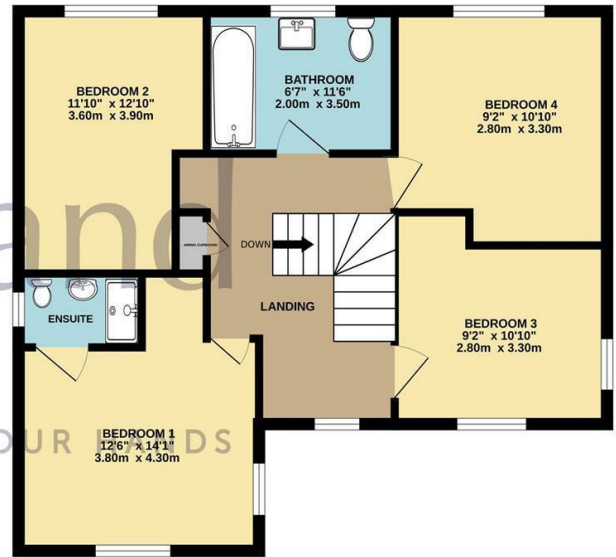




GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1593sq.ft. (148.0 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.
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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.

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