



Sandford

£500,000

Sandford House, Sandford, Appleby-in-Westmorland, Cumbria, CA16 6NR

An outstanding generously extended and superbly upgraded detached four bedroom period house enjoying a delightful traditional village setting with an open rural rear outlook to the Pennines and providing an immaculate standard of tastefully appointed accommodation.

Quick Overview

- Outstanding generously extended and superbly upgraded detached period house
- Open rural rear outlook to the Pennines
- Delightful traditional village setting under five miles from Appleby
- Immaculately presented and tastefully appointed accommodation
- Four bedrooms and two luxury bath / shower rooms
- Living room, sitting room and first floor study
- Impressive fully fitted open plan dining kitchen
- Mature gardens
- Garage and on-site parking spaces
- Viewing highly recommended



4



2



2



E



Superfast
64 Mbps



On-site Parking
& Garage

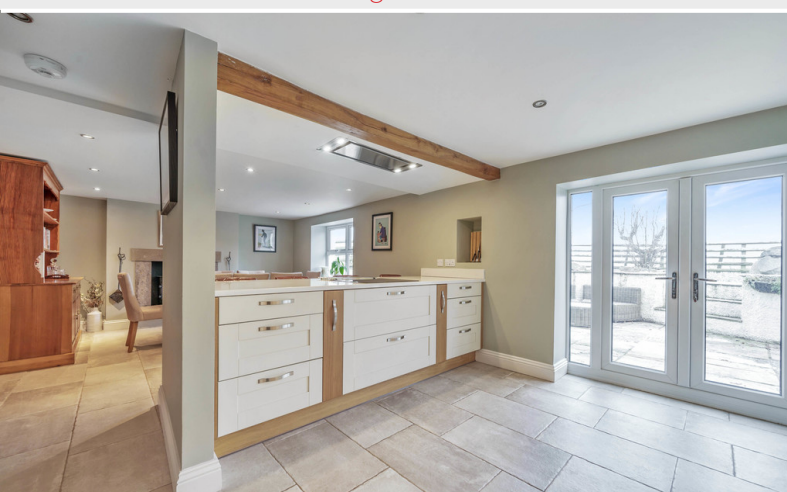
Property Reference: P0221



Living Room



Dining Kitchen



Dining Kitchen



Dining Kitchen

Internal viewing is highly recommended.

Located under five miles south east of Appleby and one mile from Warcop with convenient direct access from the A66, Sandford is a charming historic village with a village hall and the Sandford Arms, a popular public house. It is close to the Lake District National Park, the Westmorland Dales and the Yorkshire Dales.

Accommodation

Ground Floor:

Entrance Porch

Entrance Hall 14' 5" x 12' 10" (4.39m x 3.91m)

With period style radiator, under stairs cupboard.

Living Room 14' 8" x 13' 4" (4.47m x 4.06m)

With front bay including patio doors, feature open fireplace with surround and marble hearth, period style radiator.

Sitting Room 10' 4" x 9' 0" (3.15m x 2.74m)

With front bi-fold doors, roof windows, stairs leading to mezzanine upper floor study / home work room with roof windows, built in cupboards.

Open Plan Dining Kitchen 24' 11" x 12' 6" (7.59m x 3.81m)

With an impressive bespoke range of oak fronted fitted base and wall units including silestone work surfaces and upstands, pelmet lighting, glazed display cabinets with integral lighting, plate rack, undermounted sink with mixer tap, breakfast bar, integrated double oven, induction hob, ceiling inset extractor unit, dish washer, rear patio doors, feature sandstone fireplace and hearth with wood burning stove, adjoining larder room with roof window.

Utility Room 7' 3" x 6' 9" (2.21m x 2.06m)

With fitted base units, plumbing for washing machine.

Shower Room

With WC, vanity wash hand basin, shower cubicle, heated towel rail.

Boot Room 8' 2" x 6' 4" (2.49m x 1.93m)

With fitted base units, sink unit with rinsing tap, heated towel rail, built in cupboard, external door.

First Floor:

Landing

Bedroom One 14' 9" x 12' 4" (4.5m x 3.76m)

Front bedroom with windows to two elevations, radiator, range of built in wardrobes.

Bedroom Two 12' 8" x 12' 5" (3.86m x 3.78m)

Rear bedroom with radiator, built in cupboard.

Bedroom Three 12' 0" x 9' 9" (3.66m x 2.97m)

Front bedroom with radiator, period fireplace.



Living Room



Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

WC

With WC, wash hand basin, heated towel rail.

Bathroom

With roll top bath and shower mixer / filler attachment, vanity wash hand basin, shower cubicle, heated towel rail.

Second Floor:

Landing

Bedroom Four 15' 4" x 12' 6" (4.67m x 3.81m)

With radiator, Juliet balcony with glazed door.

Outside:

Extensive driveway entrance and on-site parking spaces, double garage with electric light, power and roller door, front paved patio and lawned garden with established trees, side pathways, rear landscaped garden with paved entertaining terrace, steps leading to gravel surfaced area, Summer House and garden shed.

Services

Mains water, electricity and drainage. Oil central heating to radiators and under floor heating to most parts of the ground floor.

Tenure

Freehold.

Council Tax

Band E.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

From the A66 take the turning where signposted to Sandford and proceed under the railway bridge and then turn right. Proceed into the village and past the public house. The property is situated on the right after passing the former chapel.

Price

£500,000



Front Elevation and Garden



Rear Elevation



Front Garden



Summer House

Request a Viewing Online or Call 01768 593593

Meet the Team

Nick Elgey

Sales Manager

Tel: 01768 593593
Mobile: 07368 416931
nre@hackney-leigh.co.uk



Jane Irving

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Ruth Leckie

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Simon Bennett

Sales Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Helen Holt

Viewing Team

Tel: 01768 593593
penrithsales@hackney-leigh.co.uk



Nicola Atkinson

Lettings Team

Tel: 01768 593593
renewals@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



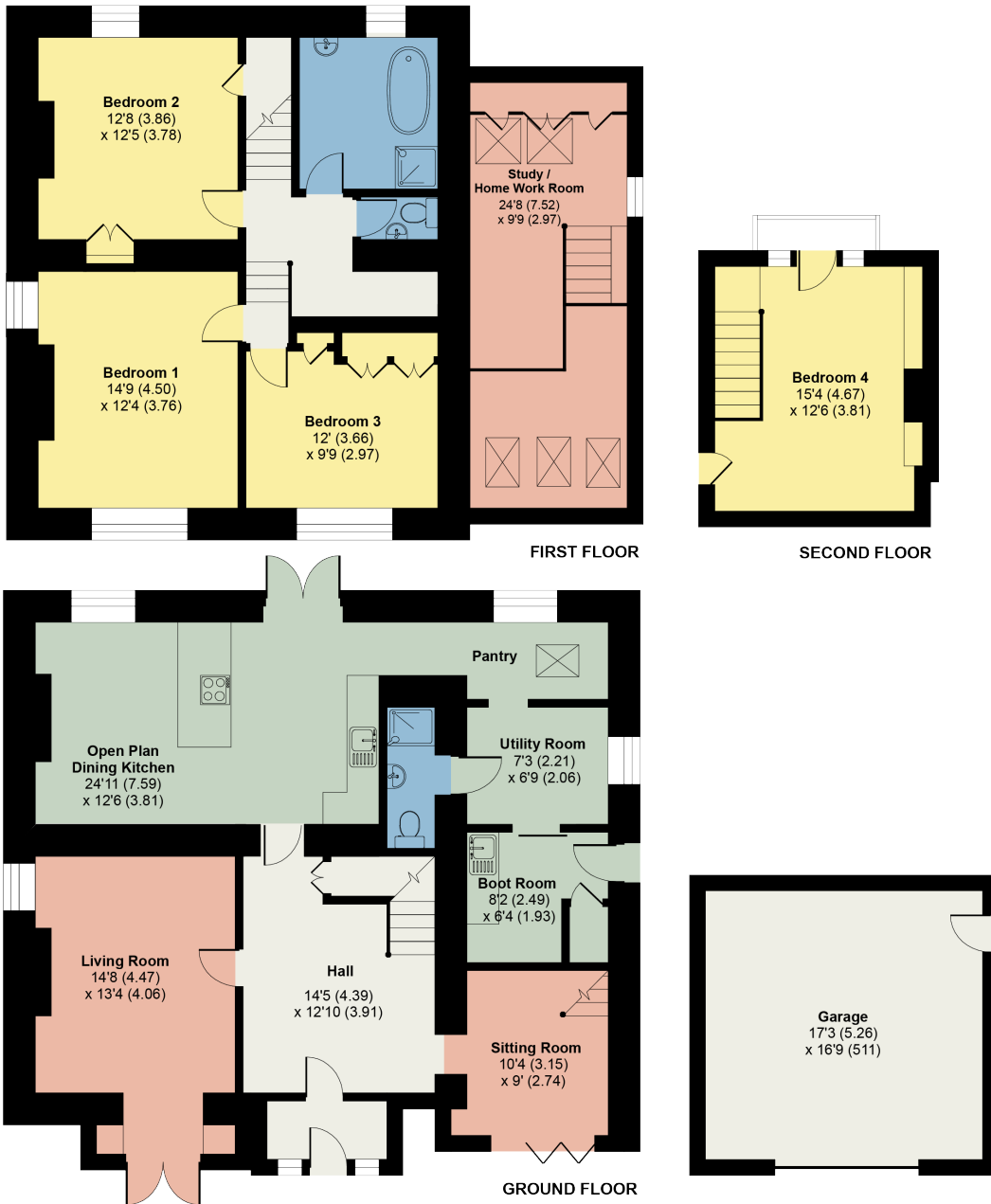
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 6-8 Cornmarket, Penrith, Cumbria, CA11 7DA | Email: penrithsales@hackney-leigh.co.uk

Sandford House, Sandford, Appleby-in-Westmorland, CA16 6NR

Approximate Area = 2699 sq ft / 250.7 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Hackney & Leigh. REF: 1061508

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 12/01/2024.

Request a Viewing Online or Call 01768 593593