

# Appleby-in-Westmorland

Fontayne, 35 Colby Lane, Appleby-in-Westmorland, Penrith, Cumbria, CA16 6RJ

A large modern detached four bedroom bungalow occupying an extensive corner site in a desirable semi-rural residential location most pleasantly situated only half a mile from Appleby town centre and providing exceptionally generous accommodation including mature gardens, an expansive courtyard and a substantial detached double garage offering potential for converting to additional residential accommodation subject to obtaining all necessary consents.

## Offers in the Region of £450,000

## **Quick Overview**

Large modern detached bungalow
Extensive corner site in a desirable residential
location

Delightful semi-rural setting
Half a mile from Appleby town centre
Four bedrooms

Fitted dining kitchen and utility room
Surrounding gardens

Living room and sitting room

Expansive courtyard providing numerous onsite parking spaces

Substantial detached garage with potential for residential conversion











Property Reference: P0317



Living Room



Sitting Room



Dining Kitchen



Utility Room

#### Accommodation

#### Ground Floor:

#### Entrance Hall

With radiator, built in cupboard.

#### Living Room

With front bowed window, electric fire, two radiators.

### Sitting Room

With electric fire, radiator, built in cupboard.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated extractor unit, dishwasher, fridge and microwave, radiator, walk in cupboard.

#### **Utility Room**

With fitted base units, sink with mixer tap, plumbing for washing machine, built in cupboard with boiler.

#### Front Bedroom One

With radiator, built in cupboard.

#### Front Bedroom Two

With radiator, range of built in wardrobes.

#### Rear Bedroom Three

With two radiators.

#### Rear Bedroom Four

With radiator.

#### Bathroom

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

#### Rear Hall

With radiator, external door.

#### WC

With WC, radiator.

#### Outside:

Front forecourt garden with mature trees and shrubs, side pathways, expansive paved rear garden terrace and large block paved courtyard providing numerous on-site parking spaces, oil tank, large detached double garage with two electric up and over entrance doors, pedestrian door and electric light and power.

#### Services

Mains water, electricity and drainage. Oil central heating.

#### Tenure

Freehold.

#### Council Tax

Band E.





Dining Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

## Viewing

By appointment with Hackney and Leigh's Penrith office.

#### Directions

From Appleby town centre proceed towards the castle and follow the road bearing right and then turn right where signposted to Colby. Continue ahead for approximately 250 metres and the bungalow is situated on the right by the entrance to Overwood Place.

#### Price

Offers in the region of £450,000.





Paved Rear Garden Terrace





Views

# Meet the Team

Jill Connon Branch Manager & Property Valuer Tel: 01768 593593 penrithsales@hackney-leigh.co.uk



Jane Irving 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



Steve Hodgson Viewing Team Tel: 01768 593593 penrithsales@hackney-leigh.co.uk



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





All us on: 01539 792032

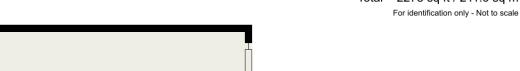


Can we save you money on your mortgage? Call us on: 01539 792033

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

# 35 Colby Lane, Appleby-in-Westmorland, CA16 6RJ

Approximate Area = 1765 sq ft / 163.9 sq m Garage = 513 sq ft / 47.5 sq m Total = 2278 sq ft / 211.6 sq m







Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024 Produced for Hackney & Leigh. REF: 1121688

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 <a href="https://checker.ofcom.org.uk/en-gb/broadband-coverage">https://checker.ofcom.org.uk/en-gb/broadband-coverage</a> on 09/05/2024.