



**HACKNEY
& LEIGH**

Long Marton

£325,000

Hartley , Long Marton, Appleby-in-Westmorland, Cumbria, CA16 6BN

This home is truly in turn-key condition, allowing you to settle in effortlessly and start enjoying your new lifestyle from day one. With its blend of modern amenities and rustic charm, this property is a rare find that promises comfort, style, and a touch of countryside allure. Nestled in a serene village location close to the A66 allowing access to Appleby and Penrith. Externally, the property boasts a versatile barn, complete with WC and electrics, offering endless possibilities. Whether you envision it as a workshop, studio, or additional storage space, this space is a valuable asset that enhances the property's appeal.

As you step through the inviting entrance porch, you are greeted by a welcoming entrance hall with a distinctive curved wall, setting the tone for the character that flows throughout the home. The hall allows access into the dining room and living room. Carpeted stairs lead to the upper level.

Quick Overview

Mid terrace property

Fitted kitchen

Spacious dining room

Living room & log burner

Beautifully presented

Idyllic village setting

Front & rear garden

External barn

Driveway

Ultrafast Broadband available



3



1



2



D



Ultrafast
broadband
available



Driveway

Property Reference: P0410



Kitchen



Dining Room



Living Room



Bedroom One

The lounge is an inviting space boasting exposed wooden beams that add a touch of traditional elegance, creating a cosy atmosphere perfect for relaxation that is both stylish and homely. The centrepiece of the room is the impressive log burner with a charming surround, promising to keep you snug during those chilly evenings. Two double glazed windows to front aspect with carpet flooring. Two convenient doors provide access to the hall, offering seamless flow and connectivity to the rest of the home.

The heart of the home is the fitted modern kitchen, where sleek design meets functionality. Equipped with contemporary appliances and ample storage, it caters to both the culinary enthusiast and the busy family. Featuring integrated electric induction hob, two ovens and extractor with integrated dishwasher and fridge/ freezer. Stainless steel sink with mixer taps, Black coloured wall and base units with wooden worktops. Skylight, double glazed window and access to rear aspect. Laminate flooring. The kitchen flows into the spacious dining room and provides a warm and inviting atmosphere, ideal for hosting family gatherings or intimate dinners with friends. Double glazed window to rear aspect, wooden beams and laminate flooring. There is also a downstairs cloakroom WC for added convenience.

The first floor comprises 3 bedrooms and family bathroom. Stepping into Bedroom 1, you'll be greeted by the warm embrace of exposed wooden beam that adds a touch of rustic elegance to the space. This room is a haven of tranquillity, providing ample space for relaxation and personalisation. Double glazed window to front aspect with carpet flooring. Bedroom 2 is equally inviting, offering a good-sized double layout with two convenient storage cupboards. These built-in features ensure that your living space remains clutter-free, allowing you to fully enjoy the room's spaciousness and versatility. Double glazed window to rear aspect with carpet flooring. Bedroom 3, also a double bedroom with exposed beam, double glazed window to front aspect with carpet flooring. Three piece family bathroom featuring shower over bath, WC and basin with mixer taps. Wooden exposed beam, heated towel rail and double glazed window to rear aspect. Part tiled with tiled flooring.

Low maintenance front garden with stone wall boundary, chipped stones, small grassed lawn with shrubbery and chipped bark. The rear garden is over two levels with stone wall and wooden fence boundary, grassed lawn, chipped stones, patio for al fresco dining, trees and shrubbery. Additionally, there is a driveway for ample parking and external barn with the added benefit of external WC, electrics and water, which we have been advised is connected to the mains drainage. The home owner has right of way to the driveway.

Long Marton is a small village in the Westmorland and Furness county of Cumbria and is easily accessed via the A66 located approximately 3 miles from Appleby and 12 miles from the market town of Penrith. The area offers many outdoor activities including woodland walks and equestrian pursuits which are very popular in the region. Penrith offers good transport links including bus services, railway station with links to North and South and M6 motorway.

Accommodation with approx. dimensions

Ground Floor

Entrance porch

Entrance Hallway

Kitchen 12' 0" x 9' 9" (3.66m x 2.97m)

Dining Room 16' 11" x 14' 3" (5.16m x 4.34m)

Lounge 17' 6" x 12' 2" (5.33m x 3.71m)

Downstairs cloakroom WC

First Floor

Landing

Bedroom One 15' 9" x 10' 9" (4.8m x 3.28m)

Bedroom Two 14' 8" x 8' 7" (4.47m x 2.62m)

Bedroom Three 11' 7" x 11' 2" (3.53m x 3.4m)

Bathroom

Outside

Barn 13' 1" x 10' 6" (3.99m x 3.2m)

Property Information

Tenure

Freehold

Energy Performance Certificate

Band D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax

Band D

Services and Utilities

Mains electricity, mains water and mains drainage. LPG heating

Agent's Notes

We have been advised there is a preservation order on the front garden railings

Broadband Speed

Ultrafast available.

Directions

Heading from Penrith take the A6 to A66 and follow A66, turning left for Long Marton. At the T junction, turn left and follow the road into Long Marton village. The road bends left and the property is on the left hand side.

What3words Location

///quench.microfilm.asserts

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£325,000

Anti-Money Laundering (AML) Regulations

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom Three



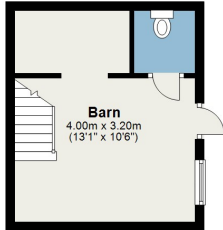
Bathroom



Patio

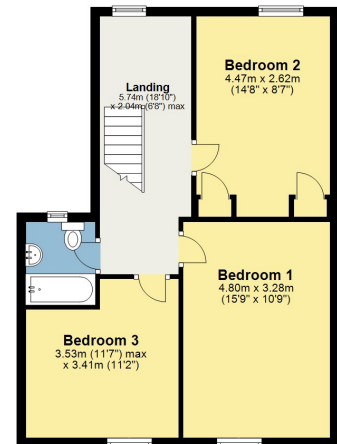
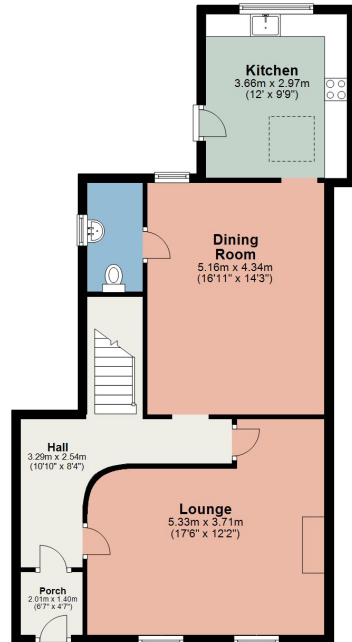
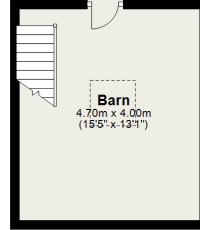
Ground Floor

Approx. 93.1 sq. metres (1001.7 sq. feet)



First Floor

Approx. 73.1 sq. metres (787.1 sq. feet)



Total area: approx. 166.2 sq. metres (1788.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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