



Appleby-in-Westmorland

£475,000

Fallowfield, Colby, Appleby-in-Westmorland, Penrith, Cumbria, CA16 6BD

Discover a truly distinctive living experience with this deceptively spacious upside-down house, perfectly situated on an expansive plot. From the outside, it presents the quaint appearance of a traditional bungalow, but step inside to uncover a cleverly designed two-storey home that maximises both space and light, perfect for those seeking something a little different. Located in the picturesque village of Colby, promising a lifestyle of tranquillity and convenience, while seamlessly blending comfort and style. The outdoor space is nothing short of spectacular. The expansive rear garden is a true oasis, providing endless opportunities for gardening enthusiasts, outdoor play, or simply soaking up the sun. The home also features a generous drive and twin garage, offering ample parking and storage solutions.

Upon entering, the welcoming entrance hall guides you through the heart of the home, while carpeted stairs allow access to the lower floor. Leading from the entrance hallway into the fitted kitchen/ dining room. Featuring integrated electric hob, double oven, microwave and extractor. Integrated dishwasher and fridge/ freezer. We have been advised that the worktops are Quartz, however this has not been verified. With ample cream coloured wall and base units. Sink with mixer taps. We have been advised the flooring is of solid maple, however this has not been verified. Double glazed window to rear and side aspect, flooding the room with natural light. Adjacent to the kitchen, you will find the utility room, making it ideal for handling all your laundry tasks.

Quick Overview

3 Bedroom detached house

Upside down property

Expansive garden

Large fitted kitchen/ dining room

Dining room

Utility room

Village location with stunning views

Driveway

Twin garage

Superfast Broadband available



3



1



2



D



Broadband
available



Twin Garage
& Driveway

Property Reference: P0455



Kitchen/ Dining Room



Dining Room



Living Room



Bedroom One

The fitted cupboards provide ample storage, ensuring that everything has its place, keeping your home organised and clutter-free. Belfast sink, with a dedicated space for both a washing machine and a tumble dryer. Double glazed window to side aspect, with access into the integrated garage.

For those who love to entertain, the spacious dining room offers an elegant space for formal dinners. A double glazed window to the rear aspect provides a stunning backdrop of the rolling countryside and the majestic Pennines in the distance. Laminate flooring. Discover the delightful living room where the open fire and surround takes centre stage, creating a warm and inviting area to unwind. Large double glazed windows to rear and side aspect, frame picturesque views of the surrounding landscape. Access leading onto the side aspect, with a further window to the front aspect. Laminate flooring. Additionally, there is a WC strategically located for easy access.

Descend the carpeted stairs to discover the private quarters of the home. Here, the bedrooms offer a serene escape, each thoughtfully designed to maximise comfort and privacy. The clever layout ensures that the sleeping areas are tucked away, providing a peaceful sanctuary away from the hustle and bustle of daily life. Located conveniently beneath the staircase, a cupboard offers a discreet yet accessible storage solution. Bedroom 1 is a large double bedroom with a walk-in wardrobe that adds a touch of luxury, offering abundant storage for your clothing and accessories, ensuring your space remains clutter-free and serene. A convenient basin, seamlessly integrated into the room's design. This thoughtful addition enhances the functionality of the space, providing a practical solution for morning routines or evening refreshment. Double glazed window to rear aspect, with double glazed patio doors that open directly onto a private patio area, inviting you to step outside and enjoy the fresh air. This outdoor space is perfect for morning coffees, leisurely afternoons, or evening relaxation, all while taking in the stunning views of the surrounding countryside. Laminate flooring. Bedroom 2 is a double bedroom with fitted wardrobes. Double glazed window to rear aspect, with carpet flooring. Bedroom 3 is a single bedroom with fitted wardrobes, currently being utilised as a home office. Double glazed window to rear aspect. Carpet flooring. Four piece family bathroom with shower, bath with mixer taps, WC and basin with mixer taps. Heated towel rail. Double glazed window to rear aspect. Fully tiled with vinyl flooring.

Externally, the property continues to impress. The expansive garden is a true highlight, offering a vast space for outdoor activities, gardening, or simply enjoying the beauty of nature. Whether you're an avid gardener, a nature enthusiast, or simply someone who appreciates the finer things in life, the tiered rear garden offers something for everyone. Stone steps lead to the rear garden, which is a haven of greenery and productivity. Large grassed lawn with shrubbery and trees of various sizes, including an apple tree. The pond is currently drained with large stones, ready to fill or return to a pond. Stone wall with fir tree boundary, while various seating areas allow you to soak up the nature and tranquillity with views of the Pennines in the distance. Low maintenance front garden with wooden fence and stone wall boundary, grassed lawn and shrubbery. Stone wall and fir tree boundary, with views of the fells in the distance. Additionally, there is a driveway for ample parking and twin garage.

Colby is a village in the Westmorland and Furness district and located approximately 1.5 miles from the historic market town of Appleby which provides and provides all amenities including supermarkets, pubs, restaurants, schools and a variety of independent shops. The market town of Penrith is located approximately 14 miles away and offers excellent access to the A66 and M6, both north and south, bus and train services.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ dining room 16' 6" x 11' 2" (5.03m x 3.4m)

Dining Room 14' 2" x 11' 2" (4.32m x 3.4m)

Living Room 19' 5" x 14' 6" (5.92m x 4.42m)



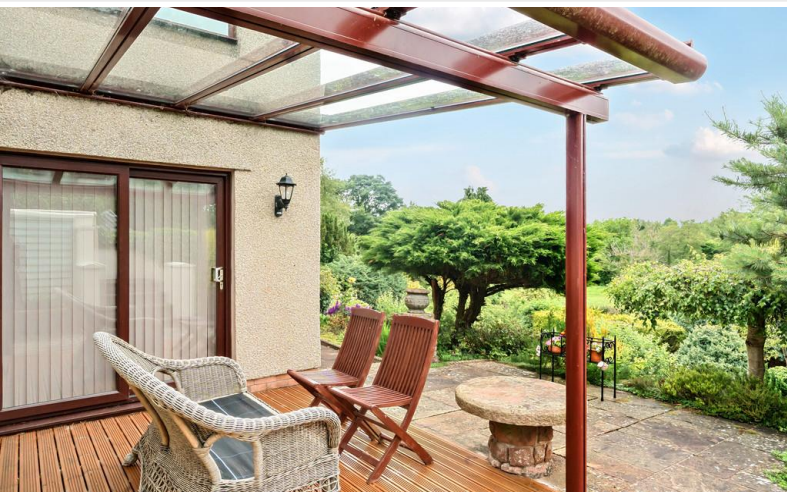
Kitchen/ Dining Room



Living Room



Bedroom One



Patio



Bedroom Two



Bathroom

Utility Room 9' 7" x 7' 10" (2.92m x 2.39m)

Cloakroom/ WC

Garage 16' 7" x 14' 8" (5.05m x 4.47m)

Garage 16' 7" x 12' 8" (5.05m x 3.86m)

Lower Ground Floor

Bedroom One 12' 8" x 11' 3" (3.86m x 3.43m)

Walk In Wardrobe

Bedroom Two 12' 10" x 9' 11" (3.91m x 3.02m)

Bedroom Three 9' 0" x 7' 4" (2.74m x 2.24m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Band E

Westmorland & Furness Council

Services, Utilities and Septic Tank

Mains electricity, mains water and mains drainage. Oil fired heating. We have been advised the septic tank is only connected to the Bathroom. Everything else on the upper floor is connected to the mains. The septic tank is located at the bottom of the rear garden.

Energy Performance Certificate

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

Broadband Speed

Superfast available

Directions

From Kemplay Bank roundabout at Penrith, take the 3rd exit and join A66. Turn left at the signpost for Temple Sowerby, and follow signs for Bolton. Continue through the village of Bolton, turning left at the crossroads onto Chapel Street. Follow the road into Colby. The property will be on the right hand side

What3words Location

///immunity.others.pampered

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£475,000

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).



Aerial View



Garden



Garden



View

Request a Viewing Online or Call 01768 593593

Penrith Sales Team

Jill Connon

Branch Manager & Property Valuer
01768 593593



jillconnon@hackney-leigh.co.uk

Emily Grundy

Sales Negotiator
01768 593593



penrithsales@hackney-leigh.co.uk

Helen Holt

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

Steve Hodgson

Viewing Team
01768 593593



penrithsales@hackney-leigh.co.uk

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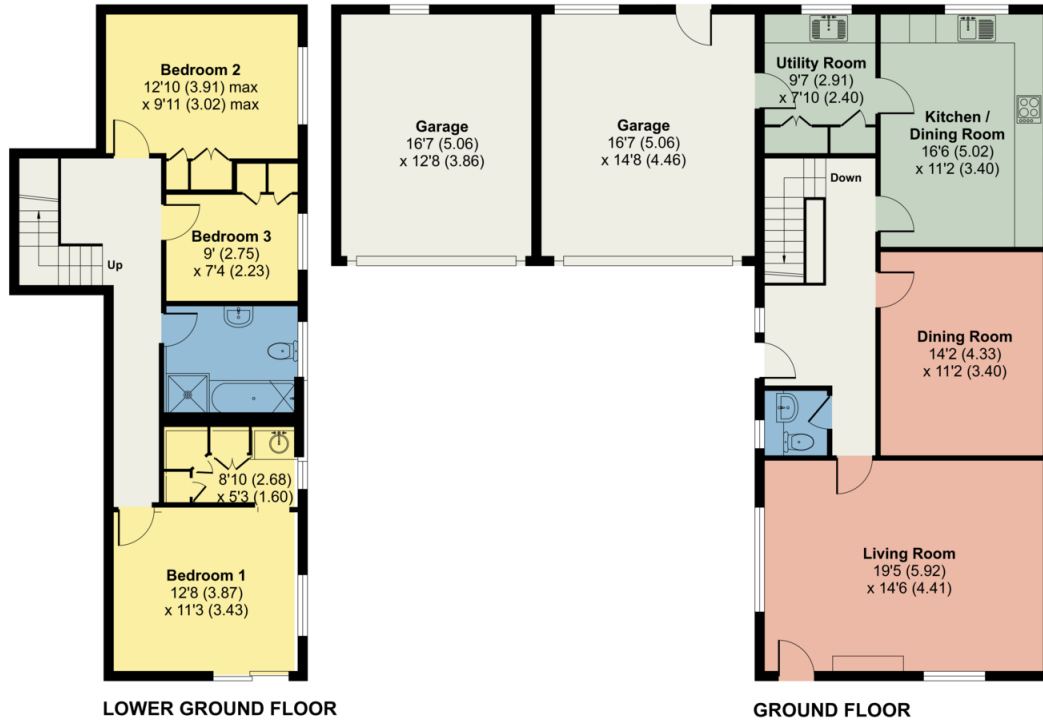
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Approximate Area = 1492 sq ft / 138.6 sq m

Garages = 451 sq ft / 41.8 sq m

Total = 1943 sq ft / 180.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1306562

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