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## **The Barn Doomgate, Appleby-In-Westmorland, CA16 6RB**



- **Spacious and Characterful Barn Conversion in a Peaceful Private Cul-de-Sac**
- **Close to the Centre of a Picturesque Historic Eden Valley Market Town**
- **Living Room, Dining Kitchen Day Room, Utility Area, Cloakroom + Study Area**
- **3 Double Bedrooms, 2 En-Suite Shower Rooms + House Bathroom**
- **Block Paved Forecourt Garden + Off Road Parking**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - D. EPC - D**

**Price £380,000**

Tucked away in a private cul-de-sac yet close to the centre of the historic market town of Appleby, The Barn on Doomgate is a spacious converted traditional sandstone building offering generous and well appointed accommodation comprising: Hallway, Living Rom, Dining Kitchen Day Room, Utility Room, Cloakroom, 3 Double Bedrooms, 2 En-Suite Shower Rooms and a House Bathroom. There is also a large loft area that could be converted into further living space, subject to planning permission. Outside there is a block paved Forecourt Garden allowing Off Road Parking and a Seating Terrace with a Summerhouse. The property also benefits from Gas Central Heating, uPVC Double Glazing and a Stove in the living room.

### **Location**

From the centre of Appleby, head South on Boroughgate and turn right by the Post Office into High Wiend then turn left into Doomgate. The Barn is accessed on a small lane on the left, between "The Old Brewery" and number 13.

### **Amenities**

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure Freehold**

The property is freehold and the council tax is band D.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a uPVC double glazed door to the;

### **Hallway with Study Area 14'7 x 6'10 (4.45m x 2.08m )**

Stairs lead off to the first floor with natural wood handrail and spindles and a cupboard below. There is a study area, a single radiator, a uPVC double glazed window to the front and pine panelled doors off to the dining kitchen and;



### **Living Room 14'7 x 14'9 max (4.45m x 4.50m max)**

An enamelled multi fuel stove is set on a sandstone hearth with a rustic timber mantle. The flooring is oak and there is a uPVC double glazed window to the front, a double radiator, a TV point and a satellite lead.



### **Dining Kitchen 14'7 x 17' (4.45m x 5.18m)**

Fitted with a range of shaker style units with an oak work surface incorporating a ceramic white Belfast sink with mixer tap and tiled splashback. There is a space for a dual fuel range with a glass splashback and a cooker hood, plumbing for a dishwasher and housing for an upright fridge. To one corner is a pull out unit and to the other corner is a large pantry unit with excellent storage and a separate pull out larder.

The flooring is wood effect LVT and there is a uPVC double glazed window to the front with a large rustic lintel. There is a double radiator and pine panelled doors to the;



### **Utility Room 11'9 x 6'3 (3.58m x 1.91m)**

Fitted to one side with a base unit, wall cupboards and a wood effect work surface incorporating a stainless steel single drainer sink with tiled splashback and mixer tap.

There is plumbing for a washing machine and a space for a further under counter appliance. A Worcester gas fired boiler provides the hot water and central heating. There is a single radiator, a uPVC double glazed door to the front. and a pine panelled door to the;



### **Cloakroom**

Fitted with a white toilet, a wash hand basin and having tiled flooring.



### **First Floor - Landing**

Having a single radiator and ceiling trap with a drop down ladder gives access to the the insulated roof space with great potential to convert to more accommodation if needed. Pine panelled doors lead off.

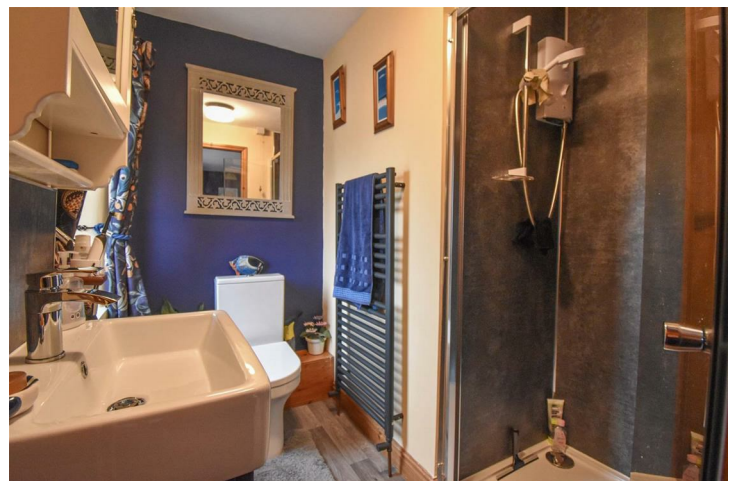
### **Bedroom One 15'10 x 12'8 max (4.83m x 3.86m max)**

Having a walk in wardrobe with hanging and shelving space and a light. There is a single radiator, a uPVC double glazed window to the front and a pine panelled door to the;



### **En-Suite 3'8 x 6'8 (1.12m x 2.03m)**

Fitted with a toilet, a wash basin with cabinet below and a shower enclosure, marine boarded to three sides with an electric shower. There is a heated towel rail, an extractor fan and a uPVC double glazed window to the front.



### **Bedroom Two 12'1 x 9'6 (3.68m x 2.90m)**

A recessed wardrobe with sliding mirror doors gives hanging and shelving space. There is single radiator and uPVC double glazed window to the front.



### **House Bathroom 9'1 x 6'4 (2.77m x 1.93m)**

Fitted with a contemporary toilet, a circular basin on a wood and ceramic stand with pillar taps and a modern freestanding roll top bath with floor mounted handset mixer shower taps. A separate tiled shower enclosure has an electric shower. The flooring is wood effect LVT, the walls are part tiled and there is a heated towel rail, an extractor fan and a uPVC double glazed window to the front.



### **Bedroom Three 15'10 x 8'10 incl en-suite (4.83m x 2.69m incl en-suite)**

A recessed wardrobe with sliding mirror doors give hanging and shelf space. There is a double radiator and a uPVC double glazed window to the front. A pine panelled door opens to the;



### **En-Suite**

Fitted with a toilet, a wash basin and a quadrant shower enclosure being tiled to two sides with a Mira mains fed shower. There is a single radiator and an extractor fan.

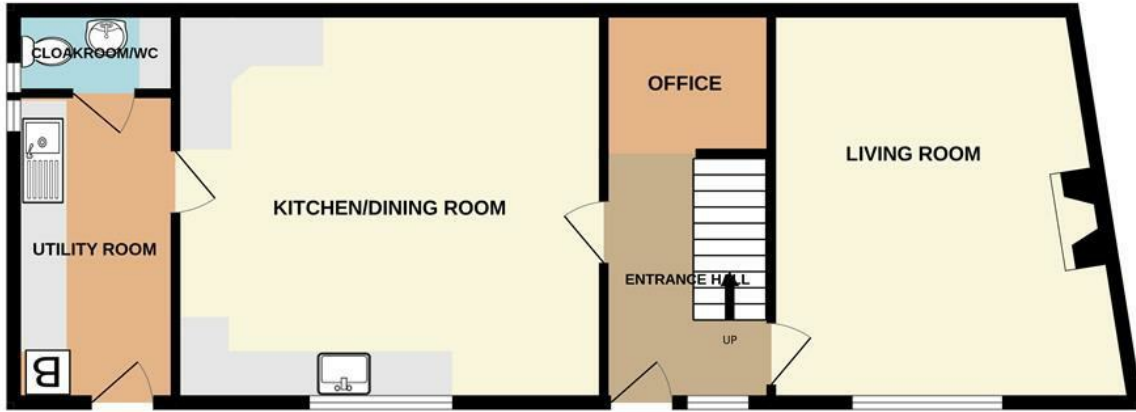


### **Outside**

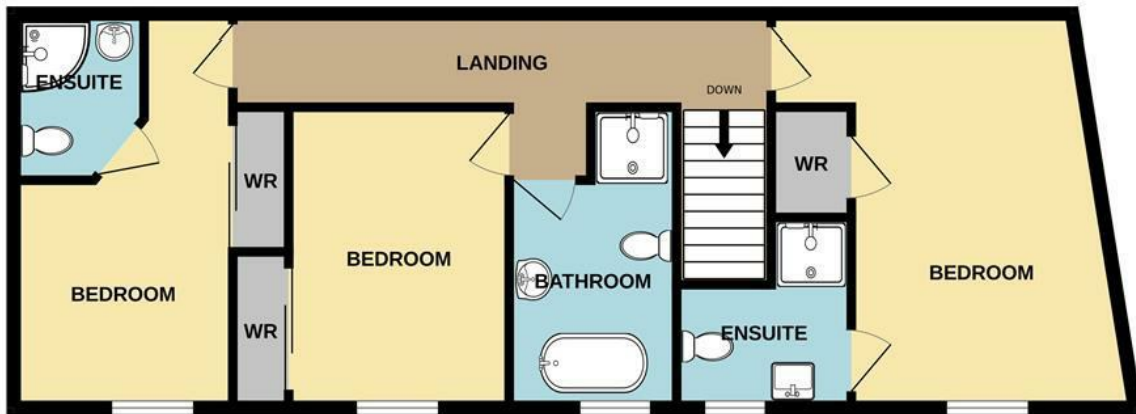
Access to the Barn is between The Old Brewery and 13 Doomgate to a private cul-de-sac with gateway opening to a large block paved forecourt allowing off road parking with ample space for a large seating area outside the summer house.



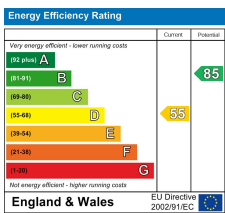
## GROUND FLOOR



## 1ST FLOOR



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Email - [welcome@wilkesgreenhill.co.uk](mailto:welcome@wilkesgreenhill.co.uk)

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9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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