

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

16 Drawbriggs Mount, Appleby-In-Westmorland, CA16 6HL



- **Continental Style Detached Family Home in the Historic Market Town of Appleby**
- **Large Living Room, Dining Kitchen with a Glazed Wall, Utility Room + WC**
- **Ground Floor Double Bedroom with En-Suite Shower Room**
- **3 Double Bedrooms and House Bathroom to the First Floor**
- **Triple Glazing, Electric Heating + Multi fuel Stove**
- **Garden to Three Sides**
- **Off Road Parking + Double Garage**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

Price £375,000

This continental style house was built from a Belgian kit in the 1990s and offers generous, light and airy, stylish and flexible accommodation comprising: Hallway, Cloakroom, a large Living Room, Dining Kitchen, Utility Room, a ground floor Bedroom with En-Suite Shower Room, a Landing, 3 Double Bedrooms and a House Bathroom to the first floor.

The house occupies a corner plot with Gardens to three side and there is an Off Road Parking Bay and a Double Garage.

The property also benefits from a mix of Triple and Double Glazing, Electric Heating and a Multi Fuel Stove in the living room.

Location

From the centre of Appleby, head South on the B6542 and turn left into Drawbriggs Lane. Take the first left turn into Drawbriggs Mount. No 16 is located at the junction with Castle View Road.

Amenities Penrith

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, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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 and electricity are connected to the property.

Tenure

The property is freehold and the council tax is band E

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

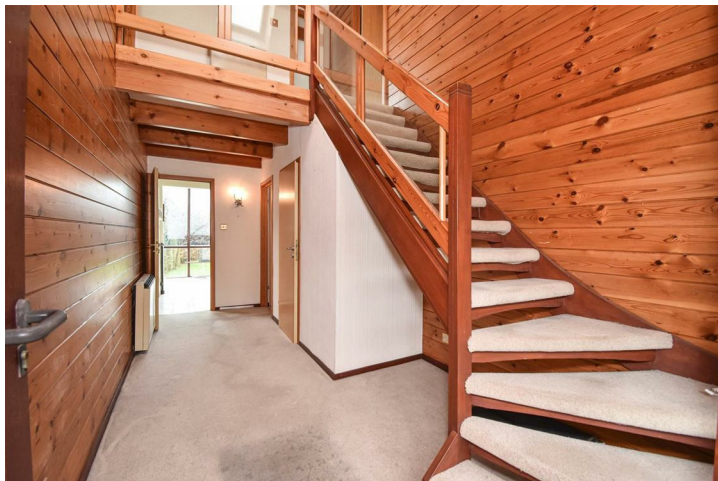
ACCOMODATION

Entrance

Through a solid wood door with window to the side, leading to the;

Entrance Hall 5' x 17'6 (1.52m x 5.33m)

An open tread staircase with glass balustrade leads to the first floor. There is a night storage heater, wall light point, telephone point and wood panelling to the walls and ceiling. Doors lead off.



WC

Fitted with a toilet and wash hand basin and having wood panel walls.

Breakfast Kitchen 14'7 x 12'11 (4.45m x 3.94m)

Fitted with a contemporary wall and base units and grey quartz work surface incorporating a 1 1/2 bowl corner sink with mixer tap. The kitchen is equipped with a built in NEFF induction hob with cooker hood above, a NEFF double oven with eye level grill and a dishwasher. There is an island unit with cupboard below and quartz top. The floor is ceramic tiled and a sloped wall to ceiling double glazed windows faces to the rear overlooking the garden. A door leads to the utility room and a glazed door with side window leads to the;



Lounge/Dining Room 23'10 x 14'6 (7.26m x 4.42m)

A cast iron wood burning stove is set in a sandstone fireplace with sandstone hearth. Double glazed windows face to the front (with opening side vent) and to the side. Full width sliding patio door and window opens to the rear garden.

There are two night storage heaters, TV aerial point, four wall points and exposed pitch pine beams to the ceiling.



Utility Room 9'5 x 4'8 (2.87m x 1.42m)

Having a base unit with a stainless steel single drainer sink, plumbing for a washing machine and space for an upright fridge freezer. The floor is ceramic tiled and there is a double glazed window and door to the rear. There is a wall mounted MCB consumer unit and a panel wall heater.

Ground Floor Bedroom 12'10 x 9'8 (3.91m x 2.95m)

Accessed from the hall and having part wood panel walls and a large double glazed window with side vent to the front, a telephone point and night storage heater. A door leads to the;



En-Suite 5'4 x 5'9 (1.63m x 1.75m)

Fitted with a white toilet, wash basin and a quadrant shower enclosure with mains shower. The walls and floor are tiled and there is a panel wall heater, a double glazed window to the side, a wall light and an extractor fan.



First Floor-Landing

With a night storage heater and doors off.

Bedroom Two 11'7 x 19'10 (3.53m x 6.05m)

Having a sloped ceiling with two double glazed Velux windows to the rear. There are built in wardrobes to one wall providing hanging and shelf space, a wood panelled wall, TV and telephone points. Also having a wash basin set in a vanity unit with a cupboard below and a cupboard storage to the side.



Bedroom Three 10'7 x 14'7 (3.23m x 4.45m)

Having a sloped ceiling with a double glazed Velux window to the front, a TV point and panel wall heater. There is a wood panel to one wall, a built in wardrobe providing hanging and shelf space and a ceiling trap gives access to the loft space.



Bedroom Four 11'5 x 9'7 (3.48m x 2.92m)

Having a sloped ceiling and a double glazed Velux window to the front, a TV point and panel wall heater. Built in wardrobes with sliding mirror doors provide hanging and shelf space and a built in cupboard houses the hot water tank.

Bathroom 8'1 x 12'6 (2.46m x 3.81m)

Having a sloped ceiling with a double glazed Velux window to the rear and fitted with a green coloured suite incorporating a corner bath, a WC, bidet and double wash basins with mirror, light and shaver socket above. The walls are part tiled and part wood panelled and there is a panel wall heater.



Outside

The property is approached along a paved path to the front door. Outside Light.

To the front is a lawn garden with a mature hedge to the roadside and shrub and flower borders.

The path extends around both sides of the house. To one side is a lawn and to the other a raised bed. Outside tap and meter cupboard.



To the rear is a log/coal store, a paved patio by the house and a lawn with shrub beds and a copper beach hedge to the rear boundary. A path leads to steps down to the a parking area accessed from Castle View Road over which there is access to the;

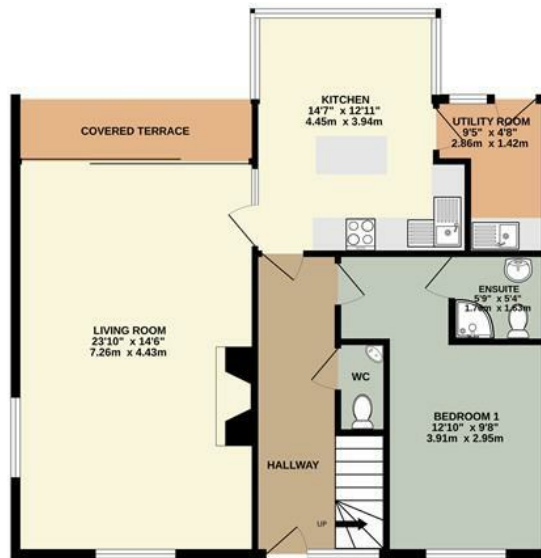


Garage 17' 10 x 18'11 (5.18m 3.05m x 5.77m)

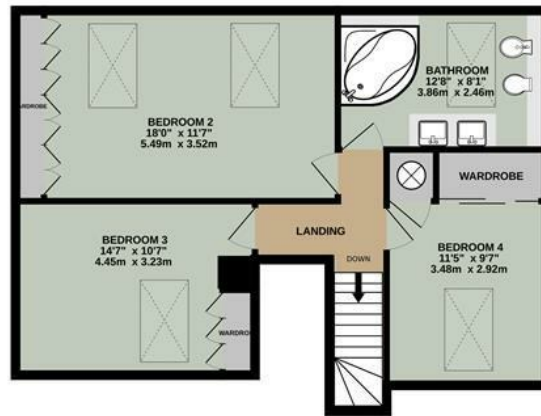
With up and over door light and power.



GROUND FLOOR
934 sq.ft. (86.7 sq.m.) approx.

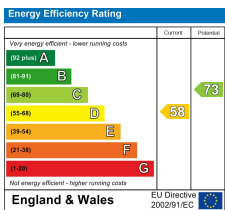


1ST FLOOR
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1628 sq.ft. (151.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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