

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

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



- **Large Detached Family Home in an Historic Westmorland Market Town**
- **Set in a Generous Plot with a Good Level of Privacy**
- **Spacious Living Room and Dining Kitchen**
- **2 Ground Floor Double Bedrooms + Bathroom with Separate Shower**
- **First Floor Sitting Room with Panoramic Views Over Appleby**
- **2 Bedrooms and a Shower Room to the First Floor**
- **Off Road Parking + Integral Double Garage**
- **Tenure - Freehold. Council Tax Band - E. EPC - D**

Price £440,000

Welcome to this spacious and flexible bungalow located in a generous elevated plot within the historic and attractive market town of Appleby in Westmorland. The accommodation has been significantly extended by the current owner to create a wonderful family home comprising; Vestibule, Hallway, a large Living Room, a Dining Kitchen, 2 Ground Floor Double Bedrooms and a Bathroom with a separate shower. To the first floor as well as a further 2 Bedrooms and a Shower Room, there is a Sitting Room which enjoys the superb panoramic views over Appleby from North Yorkshire to the Lakeland Fells.

Outside there is Off Road Parking for 2 cars giving access to an Integral Double Garage and the Gardens extend across the front, side and rear of the building and have a high level of privacy. The property also benefits from uPVC Double Glazing, Gas Central Heating from a Condensing Boiler and there is 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, number 3 is up the rise on the right.

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

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door with uPVC double glazed side window, to the;

Vestibule

Having solid oak flooring, a large recessed coat cupboard and a glazed oak door with side window to the;

Hall 11'2 x 11'5 (3.40m x 3.48m)

With solid oak flooring, two single radiators and telephone point. Stairs with a cupboard below lead to the first floor and there is a recessed shelved cupboard.



Living Room 28' x 13'10 (8.53m x 4.22m)

uPVC double glazed windows face to the front and side and a large sliding patio door leads out to the rear. A multi fuel stove is set in a simple inglenook with a slate hearth. There are two double radiators, a TV aerial point and a telephone point.



Dining Kitchen 11'3 x 15'11 (3.43m x 4.85m)

Fitted with a range of oak Shaker style units and a quartz worksurface incorporating 1 1/2 bowl single drainer sink and carved drainer, mixer tap and tiled splashback. There is space for a dual fuel range cooker with a glass and stainless steel extractor hood above. There are; an integral larder fridge, dishwasher and washing machine. The ceiling has recessed halogen downlights and the flooring is Karndean type vinyl tiles. There is a single radiator, a TV aerial point and a uPVC double glazed window to the rear. A uPVC double glazed door leads outside.



Bedroom One 12'9 x 12'6 (3.89m x 3.81m)

With built in wardrobes to one wall providing hanging and shelf space. A uPVC double glazed window faces to the front and there is a single radiator and TV point.



Bedroom Two 14'6 x 11'9 (4.42m x 3.58m)

Currently used as an office and having uPVC double glazed windows to the side and rear, a double radiator and a TV point.



Bathroom 11'2 x 7'4 (3.40m x 2.24m)

Fitted with a wash basin, with cabinet below, a toilet and a panelled bath with central mounted handset shower taps, There is a separate shower enclosure with a mains fed shower. The walls are fully tiled and there are vinyl tiles to the floor, a heated towel rail, an extractor fan and a uPVC double glazed window.



First Floor - Landing

A double glazed Velux skylight provides natural light and large built in wardrobes provides hanging and shelf storage. A recessed airing cupboard houses the pressurised hot water tank.



Sitting Area 15'5 x 11'5 (4.70m x 3.48m)

A walk through sitting room having a uPVC double glazed dormer window to the front with a view over Appleby from Mallerstang in North Yorkshire to the Lakeland Fells. There is a single radiator and access to eaves storage. A door opens to;



Bedroom Three 12'9 x 13'7 (3.89m x 4.14m)

Having a uPVC double glazed window to the gable, a double radiator and access to eaves storage both front and rear.



Bedroom Four 7'6 x 11'7 (2.29m x 3.53m)

The ceiling is sloped with a double glazed Velux window. There is a single radiator, a TV point and access to eaves storage.



Shower Room

Fitted with a toilet, a wash basin set in a cabinet and a shower enclosure with marine board to three sides and a mains fed shower. The ceiling is sloped with a double Velux window and there is a heated towel rail and an extractor fan.



Outside

A driveway provides off road parking and access to the;

Garage 16'8 x 15'2 (5.08m x 4.62m)

Having an up & over door, light and power. A pedestrian door opens to the side and a further door leads to the hall.

A stone flagged path with flower and shrub beds leads to the front door and extends around the side of the house to the rear.

There are well tended gardens to the front, side and rear being mainly to lawn with a mix of mature shrub borders and beds.



To the gable end is a decked seating area with a heather bed around and to the rear a flagged patio by the patio doors.



Boiler Room

Accessed from outside and having a wall mounted gas fired Baxi condensing boiler providing the hot water and central heating.

To one corner of the garden is a wooden garden shed, green house and raised beds.



Referral Fee

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

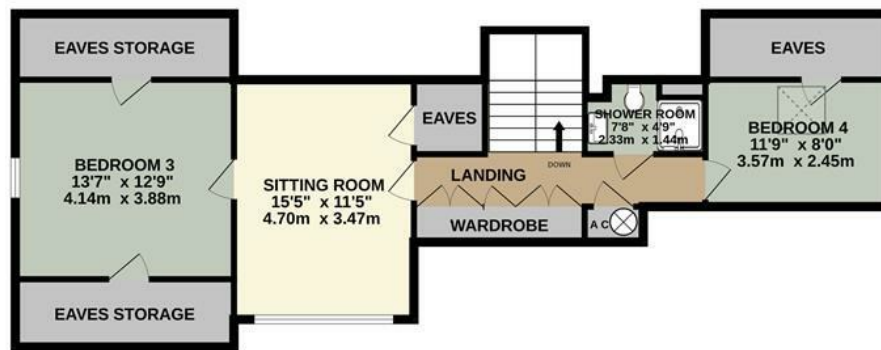
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
1620 sq.ft. (150.5 sq.m.) approx.

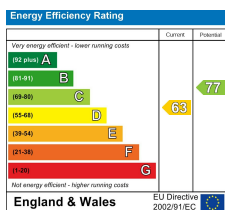


1ST FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 2428 sq.ft. (225.6 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.
Made with Metropix ©2024



Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

