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Holly Bank House, Great Asby, Appleby-In-Westmorland, Cumbria, CA16 6HD



- **Attractive and Spacious Modern Detached Family Home**
- **Delightful Eden Valley Setting in the Westmorland Dales National Park**
- **Spectacular Views Across the Surrounding Countryside to the Pennines**
- **Large Living Room, Garden Room, Dining Room, Breakfast Kitchen + Study**
- **3 Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **2 Basement Workrooms with Potential for an Annex**
- **Mature Gardens + Large Verandas to the Side and Rear**
- **Garage, Off Road Parking for Several Vehicles + Workshop**
- **Tenure - Freehold. Council Tax Band - F. EPC - D**
- **On-Line Video Available**

Asking price £640,000

Close to the edge of this beautiful Upper Eden village in the Westmorland Dales National Park and surrounded by stunning open countryside, Holly Bank House offers a great blend of space, style, comfort and flexibility with accommodation comprising; Central Hallway with Galleried Landing, Living Room, Garden Room opening onto two Verandas, Dining Room, Kitchen, Study/4th Bedroom, Utility Room and Cloakroom to the ground floor. To the first floor are; a large Principal Bedroom with En-Suite Shower Room, 2 further Double Bedrooms, a House Bathroom and a walk-in Airing Cupboard. On the basement level there is an Office and a Studio/Craft Room with a WC, which could be converted to an Annex Suite.

Holly Bank House is set in a lovely Mature Garden which give a good deal of privacy as well as benefiting from the wonderful views. There is Off Road Parking for several vehicles, a Garage and a Workshop/Store/Room.

This home is a wonderful opportunity for those looking to settle in a serene environment without compromising on space and comfort. With its attractive features and prime location, this property is sure to appeal to families and individuals alike. Don't miss the chance to make this charming house your new home.

Location

From the centre of Appleby, drive up Boroughgate, round Appleby Castle, the road becomes Scattergate and out of town, signposted to Orton. Approximately 0.8 miles from the town, fork left, signposted to Great Ormside and Great Asby. After approximately 1.25 miles, turn right, signposted to Great Asby. Drive through the village and keep to the right at the fork in the road, Holly Bank House is on the right.

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Amenities

Great Asby is within the Westmorland National Park and is surrounded by beautiful open countryside with a wealth of footpaths and bridleways. In the village of Great Asby there is a public house and a primary and infant school with an after school playgroup and a play area with swings etc. Further facilities are in Appleby.

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 and electricity are connected to the property. Heating is oil.

The current internet speed was tested on Thursday 7th May, recorded at 101 Mb/s Download and 29Mb/s Upload.

Tenure

The property is freehold and the council tax is band F

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

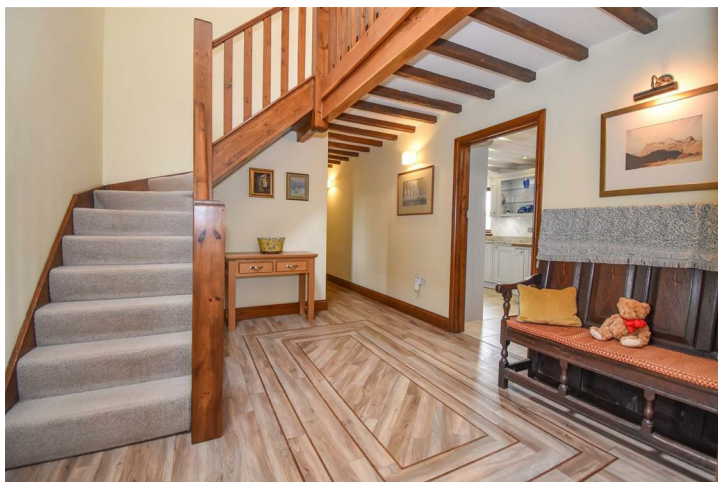
The entrance is to the first floor through a broad hardwood door with double glazed side window to the;

Vestibule 5'2 x 12'10 (1.57m x 3.91m)

Having tiled flooring and two hardwood framed double glazed windows to the front. There is an open doorway to the;

Hallway 10'9 x 12'8 (3.28m x 3.86m)

A natural timber staircase leads to the first floor where there is a galleried landing overlooking the hall. The flooring is Karndean type with underfloor heating and there are four wall light points and planked timber doors off.



Living Room 20'3 x 18'1 (6.17m x 5.51m)

An LPG living flame Esse stove is set in a stone Minster style surround with a brick back. There are two oak beams to the ceiling and hardwood framed double glazed windows to two sides enjoying a wonderful open view across the village and the surrounding valley up to the Pennines. There is underfloor heating, a TV aerial point/satellite point and five wall light points. Hardwood framed double glazed bi-fold doors open into the;



Garden Room 8'9 x 17'4 (2.67m x 5.28m)

Having travertine effect tiled flooring with underfloor heating. The ceiling is sloped with two double glazed Velux roof lights and there are bifold doors to two sides which open onto the two verandas as well as giving superb open views across the village and the surrounding valley up to the Pennines. There are four wall light points and a further set of bifold doors opening to the dining room



Veranda 22'2 x 9'7 (6.76m x 2.92m)

With a glass and steel balustrade around, the veranda enjoys enviable views across the village and the surrounding countryside to the Pennines.



Dining Room 10'1 x 13' (3.07m x 3.96m)

The ceiling is open to the Apex with exposed purlins, ridge beam and rafters. The flooring is travertine effect tiled with underfloor heating and there are four wall light points, a hardwood framed double glaze window to the side and an arched double glazed window to the rear looking over the garden to the surrounding countryside. A broad opening with heavy timber lintel over leads to the;



Kitchen 9'9 x 20'8 (2.97m x 6.30m)

Fitted with a range of pale blue-grey fronted units and a granite worksurface incorporating a one and a half bowl butler style sink with mixer tap and waste disposal unit. There is a built-in electric double oven, an AEG induction hob with extractor hood and there is an integral dishwasher. To one end of the room is a large built-in larder unit with housing to one side for an American style fridge freezer. The ceiling has painted rafters and recessed lighting, the flooring is travertine effect tiles with underfloor heating. A hardwood framed double glazed window overlook the rear garden to the surrounding countryside and a plank timber door leads back into the hall.



Office 10'1 x 11'5 (3.07m x 3.48m)

Hardwood frame double glazed windows face to two sides. The ceiling has painted rafters and there is underfloor heating.



Utility Room 9'8 x 11'4 (2.95m x 3.45m)

Fitted with white gloss fronted units and a dark grey worksurface incorporating a stainless steel sink. There is plumbing for a washing machine and space for an upright fridge or freezer. A floor mounted Worcester condensing boiler provides the central heating and hot water via the pressurised hot water cylinder. The ceiling has painted rafters and there is an extractor fan, a hardwood framed double glazed window to the side and a broad hardwood door leads out to the rear garden.

**Cloakroom 6'7 x 8'4 (2.01m x 2.54m)**

Fitted with a toilet and wash basin. The flooring is tiled with underfloor heating. There are exposed rafters to the ceiling, an extractor fan and a hardwood framed double glazed window.

**First Floor _ Gallery Landing.**

Ceiling is part sloped with recessed lighting and a double glazed window. There is a single radiator and planked timber doors off.



Principal Bedroom 20'2 x 18'1 (6.15m x 5.51m)

Along one wall there are built in wardrobes with oak doors giving hanging, shelf and drawer storage. The ceiling is partly sloped with two double glazed Velux roof lights and has recessed downlights. There is a TV aerial point, two bedside wall lights and a double radiator.



A hardwood framed double glazed window in the gable end has a magnificent view across the village to the surrounding countryside and up to the Pennines. A planked timber door opens to the;



En-Suite 9'2 x 8'1 (2.79m x 2.46m)

Fitted with a large shower enclosure having a Mira mains fed two head shower with handheld and rainwater heads. The toilet and wash basin are set in a vanity unit with quartz effect top, storage cupboards and a concealed cistern. The ceiling is part sloped with recessed lights and a double glazed Velux window. The flooring is tiled and there is an extractor fan, a shaver socket and a chrome heated towel rail.



Bedroom Two 9'9 x 14'8 (2.97m x 4.47m)

The ceiling is partly slope with a double glazed Velux window and a further hardwood framed double glazed window to the side gives views to the countryside. There is a single radiator.



Bedroom Three 10' x 11'5 (3.05m x 3.48m)

The ceiling is partly sloped with a double glazed Velux window and there is a TV point, a single radiator and a hardwood framed double glazed window.



Bathroom 9'3 x 9'11 (2.82m x 3.02m)

Fitted with a toilet and wash basin set in a vanity unit with granite effect top, storage cupboards and a concealed cistern. The bath is a panelled with centre mounted mixer shower taps and tiles around. There is a separate shower enclosure, tiled to three sides with a Mira mains fed two head shower. The ceiling is partly sloped with recessed lights and a double glazed window. There is an extractor fan and a chrome heated towel rail.



Walk in Airing Cupboard 6'7 x 8'4 (2.01m x 2.54m)

Having laminate flooring, lights, power point and a Heatrae Sadia Megaflor pressurised hot water tank.

Basement Level

Having a separate external access the basement lends itself to potential use as an annex or a separate office/work area.

Entrance

Through a part glazed hardwood door to;

Room A 9'3 x 17' (2.82m x 5.18m)

The flooring is laminate, there is an electric panel wall heater, a telephone point and hardwood double glazed windows to two side. A glazed pine door opens to a;



Studio/Craft Room 9'11 x 17' inc wc (3.02m x 5.18m inc wc)

Having an electric panel wall heater and hardwood framed double glazed double doors leading outside. Partitioned to one corner is a WC fitted with a toilet, a wash basin and an extractor fan.



Outside

Double wooden vehicle gates open to a gravel driveway giving off-road parking for several vehicles.

A second tarmac drive leads to the;



Garage 19' x 10'4 (5.79m x 3.15m)

Being timber built with double vehicle doors to the front, lights, power and a pedestrian door opening into the front garden.

Between the garage and the main driveway is a garden area with mature shrubs, fruit tree and a slate gravel path leading to the gravel driveway with well stocked shrub and flowerbeds around.

Stone steps from the driveway area lead up to the front door.



A path leads around the left hand end of the building and to the right is a broad stone flag path across the gable end of the building which gives access to a;



Workshop/Store 17'9 x 8'9 (5.41m x 2.67m)

Having lights and power points.

The garden is mainly to grass extending across the right hand gable and the rear of the house up to a stone flagged patio accessed from the garden room. There are wooden steps up to the rear veranda with a glass and steel balustrade around which overlooks the beautiful surrounding countryside.



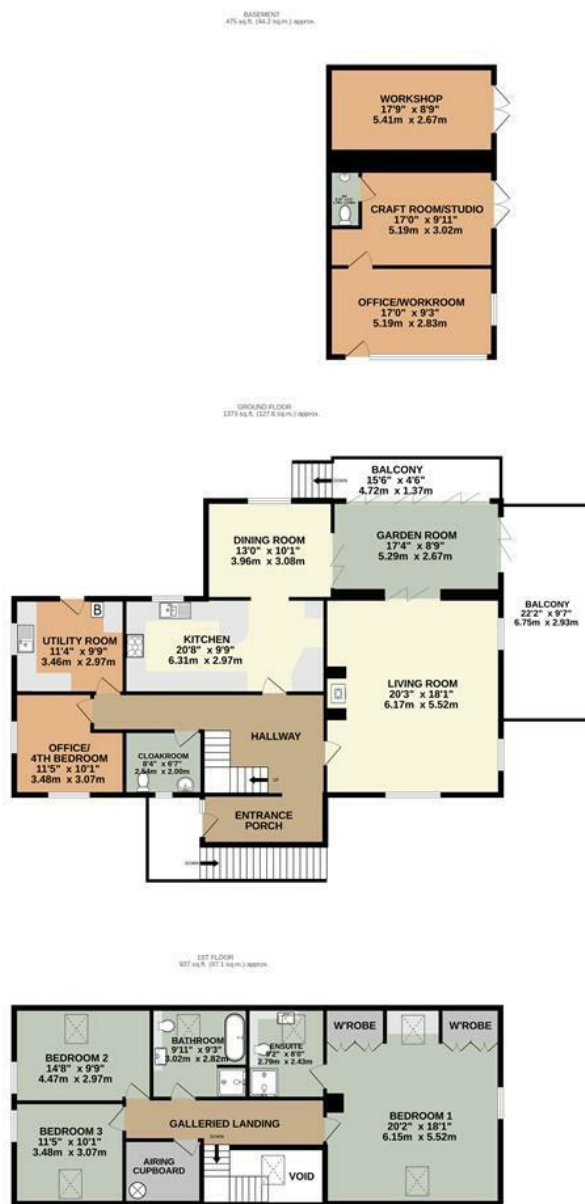
Referral Fees

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 :

Fisher Financial, Carlisle

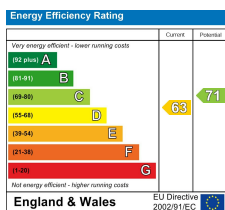
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



TOTAL FLOOR AREA : 2786 sq.ft. (258.8 sq.m.) approx.

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