

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **3 Croft View, Long Marton, Appleby-In-Westmorland, CA16 6BW**



- **Semi Detached Family Home**
- **Village Location in the Eden Valley Near Appleby**
- **Living Room, Kitchen + Conservatory**
- **3 Bedrooms + Shower Room**
- **Off Road Parking Bay and Attractive Front Garden**
- **Enclosed Rear Garden with Workshop and South Westerly Aspect**
- **uPVC Double Glazing and LPG Central Heating**
- **Cumbria Wide Local Occupancy Restriction Applies**
- **Tenure - Freehold. Council Tax Band - B. EPC - E**

**Asking price £195,000**

## **Location**

Long Marton is approximately 3.1 miles to the North West of Appleby and 11.5 miles to the east of Penrith.

From the centre of Appleby, head up Battlebarrow, go beneath the A66 and continue for 1.3 miles from the centre of Appleby. Then turn left, signposted to Long Marton. Follow the road for approximately 1.7 miles into the village. In the middle of the village turn left into Steven's Gate and then right into Back Lane, number 3 is on the left.

The what3words position is; angel.irritated.event

## **Amenities**

In the village of Long Marton there is an infant/junior school, a church and a newly refurbished village pub. The village has an active village community based on the village institute

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School and rail station on the Settle to Carlisle railway line. Leisure facilities include a Swimming Pool, an 18-hole golf course and Bowling Green.

A larger shopping centre is Penrith 11 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.

## **Tenure Freehold**

The property is freehold and the council tax is band

## **Local Occupancy Restriction**

A Cumbria wide local occupancy clause applies.

We understand that the criteria for prospective purchasers (PP) is at least one PP, must be able to provide evidence of 'Living or Working within the County of Cumbria' for 3 years prior to purchase.

Within the Legacy Eden District Council properties, there is a 'Discretionary Consent' process. When a PP does not meet the criteria set out under S157 (3) of the Act, the Council can look at individual cases and consider a discretionary consent, whereby an individual's circumstances will be taken into account, for example, if they have relatives in the District of Westmorland and Furness, have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian Employer or have children attending schools in the District of Westmorland and Furness.

The Council will then take the application and connections into consideration such as the PP links with the local area in deciding whether it will grant consent. We have attached the questionnaire used to gather information for a discretionary consent application. Applications for discretionary consent are considered by Housing Senior Managers and Councillor responsible for the housing portfolio and can take up to 10 working days to go through the process.

Any prospective purchase will need to satisfy themselves that they meet the criteria and can make enquiries with the council.

<https://www.westmorlandandfurness.gov.uk>

01768 817817



## Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through a hardwood panelled door to the;

### Entrance Hall

Having a uPVC double glazed window, a double radiator and a telephone point. Stairs lead to the first floor and a hardwood panel door opens to the;

### Living Room 13'7 x 11'11 (4.14m x 3.63m)

Having a fireplace with tiled hearth and recessed shelved and floor cupboard to one side. There is a double radiator, a TV aerial point and a telephone point. A hardwood framed double glazed window looks into the conservatory and a hardwood panel door opens to the;



### Kitchen 16'11 x 8'6 (5.16m x 2.59m)

Fitted with a range of oak fronted units with a green marble effect worksurface incorporating a one and a half bowl composite single drainer sink with mixer tap and tiled splashback. There is a built-in electric double oven and ceramic hob with an extractor hood, an integral fridge freezer and plumbing for a washing machine. The flooring is tiled. There is a double radiator and uPVC double glazed windows to two sides, a part glazed hardwood panelled door opens to the conservatory and a hardwood panel door opens to the;



## WC

Fitted with a toilet a wash basin and having a uPVC double glazed window.

**Conservatory 10'6 x 19'9 (3.20m x 6.02m )**

Being a uPVC double glazed frame on a low brick wall with a polycarbonate roof and having a double radiator and double doors opening out to the garden.

**First Floor-Landing**

uPVC double glazed window to the front gives natural light and the ceiling trap gives access to the roof space. Hardwood panel doors lead off.

**Bedroom One 9'8 x 12'2 (2.95m x 3.71m)**

Having a recessed shelved cupboard, a single radiator and the uPVC double glazed window to the rear looks out across the village to the Lakeland fells.

**Bedroom Two 10'5 x 8'7 (3.18m x 2.62m )**

There is a recessed wardrobe, a single radiator and a uPVC double glazed window to the rear with a view across the surrounding rooftops to the Lakeland fells.





### **Bedroom Three 7' x 9'1 (2.13m x 2.77m)**

A built-in cupboard houses a Worcester LPG condensing combi boiler provides the hot water and central heating. There is a single radiator and a uPVC double glazed window to the front.



### **Shower Room 6'3 x 5'3 (1.91m x 1.60m)**

The wash basin and toilet are fitted in a vanity unit with a granite effect top, a concealed cistern and a storage cabinet. A shower enclosure is marine boarded to three sides with a mains fed shower over. There is a shaver socket, an extractor fan, a heated towel rail and a uPVC double glazed window to the front.



### **Outside**

By the roadside, there is a tarmac off street parking area.



A stone wall with metal gate opens to the front garden which is laid to grass with flower borders and a path to the front door and along the side of the house.



To the rear of the house is an enclosed garden with a fence to the rear and a hedge to each side. The garden is to a mix of grass and flagstones. To on corner is an;



### **Outhouse 11' x 8' (3.35m x 2.44m)**

with a uPVC double glazed window, a light and power points.

### **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 :

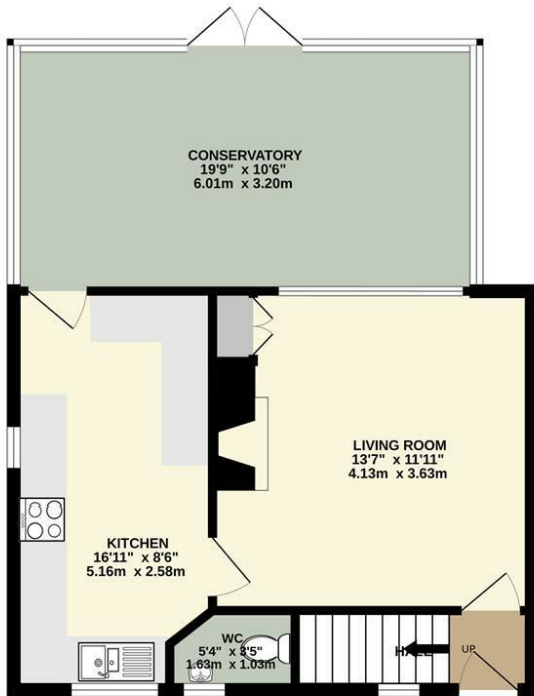
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

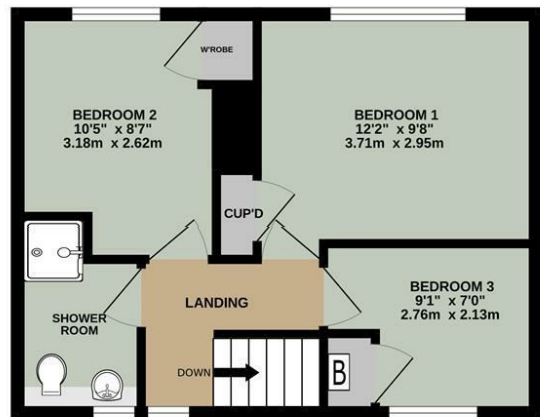
Average referral fee earned in 2024 was £253.00



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.

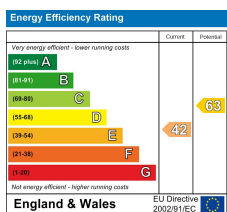


1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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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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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Registered Office: 9 + 10 Angel Lane, Penrith

