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GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **30 Barrowmoor Road, Appleby-In-Westmorland, CA16 6SB**



- **Semi Detached Bungalow on the Edge of Appleby**
- **Superb Open Views Across the Surrounding Countryside to the Distant Fells**
- **Living Room + Dining Kitchen**
- **3 Bedrooms + Bathroom with a P-Bath**
- **Off Road Parking Space + Large Tigna Shed**
- **South Facing Rear Garden**
- **uPVC Double Glazing**
- **Mains Gas Central Heating via a Worcester Condensing Boiler**
- **Tenure - Freehold. Council Tax Band - B. EPC - D**

**Price £240,000**

Nestled on the edge of this gorgeous and historic market town in the Eden Valley, 30 Barrowmoor Road is a well maintained and presented, modern semi detached bungalow with accommodation comprising; Dining Kitchen, Inner Hall, Living Room, 3 Bedrooms and a Bathroom with a P-bath. Outside there is a Front Garden to grass, an Off Road Parking Space and to the rear is a generous Garden laid to grass with a large stone patio which takes full advantage of the direct sunlight throughout the day and the magnificent outlook. There is also a good quality Garden Shed for storage. This smart and comfortable bungalow also benefits from uPVC Double Glazing and Gas Central Heating via a modern Condensing Boiler.

### **Location**

From the centre of Appleby, head up Boroughgate, drive past Appleby Castle and around the left hand bend. Turn right, signposted to Colby and drive to the top of the hill and turn right into Barrowmoor Road and then turn left, number 30 is the second bungalow on the left.

### **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, two fitness gyms and badminton courts. 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, gas and electricity are connected to the property.

### **Tenure Freehold**

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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

### **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

## **ACCOMMODATION**

### **Entrance**

Through a composite security door with side window to the;

### **Dining Kitchen 9'10 x 14' (3.00m x 4.27m)**

Fitted with a range of oak fronted wall and base units and a stone effect worksurface including a stainless steel one and a half bowl single drainer sink with mixer tap and glass splashback. There is a built-in electric double oven, a combination microwave and a ceramic hob with glass splashback and a stainless steel extractor hood. The units include a fridge freezer, a cabinet for the washing machine and a breakfast bar. One of the units houses a Worcester gas fired condensing Combi boiler providing the hot water and central heating. The ceiling has recessed downlights, there is a double radiator, uPVC double glazed windows to two sides and a uPVC double glazed door to the driveway. Panels door opens to the;



### **Inner Hall**

There is a built-in coat cupboard, a single radiator and a ceiling trap to the loft space.

### **Living Room 13'6 x 14'5 (4.11m x 4.39m)**

A contemporary living flame, remote control electric heater is set in a modern surround. There is a uPVC double glazed bow window to the front, a double radiator, a TV point, a satellite lead and a telephone point.





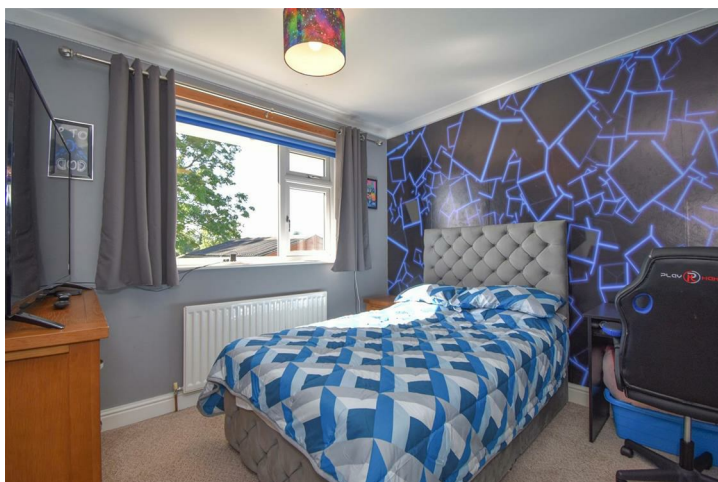
### **Bedroom One 13' x10'11 (3.96m x3.33m)**

A built-in wardrobe gives hanging and shelf space and there is a single radiator. A uPVC double glazed window to the rear gives a fantastic open view across the surrounding countryside to the fells.



### **Bedroom Two 9'8 x 10' (2.95m x 3.05m)**

There is a single radiator and a uPVC double glazed window to the rear looks out over the garden and the surrounding countryside to the fells beyond.



### **Bedroom Three 9' 8 x 7'11 (2.74m 2.44m x 2.41m)**

There is a single radiator and a uPVC double glazed window to the rear looks out over the garden and the surrounding countryside to the fells beyond.





### **Bathroom 7'8 x 5'5 (2.34m x 1.65m)**

Fitted with a contemporary toilet, wash basin and a shower bath with a mains fed shower over and a curved screen. The walls are fully tiled and the ceiling has recessed downlights. There is a ladder type heated towel rail, an extract fan and two uPVC double glazed windows to the side.



### **Outside**

To the front of the house the garden is laid to lawn with a stone flagged path from the pavement and across the front of the bungalow to the front door.

There is a off-road parking space to the side of the garden leading to metal double gates and a broad stone flagged path along the side of the bungalow.



To the rear of the bungalow is a garden laid mainly to grass with an attractive stone flagged patio across the width of the bungalow.



**Shed 13'4 x 7'4 (4.06m x 2.24m)**

With double doors to the front, a window to the side and being fully lined.



The garden enjoys a wonderful southerly aspect with a superb view.

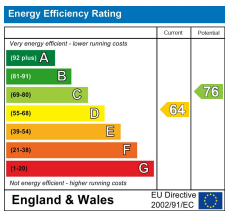






GROSS INTERNAL AREA  
TOTAL: 79 m<sup>2</sup>/848 sq.ft  
FLOOR 1: 79 m<sup>2</sup>/848 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



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