

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Flat 1, Stevensgate, Long Marton, Appleby-In-Westmorland, CA16 6BN



- **Ground Floor Apartment in a Converted Sandstone Barn**
- **Village Location in the Eden Valley Near Appleby**
- **Living Room, Kitchen, Double Bedroom + Bathroom**
- **Shared Courtyard + Off Road Parking Space**
- **uPVC Double Glazing + Economy 7 Heating**
- **Ideal for the First Time Buyer or as a Holiday Home**
- **Tenure - Leasehold - 999 Years from January 1990**
- **Council Tax Band - A. EPC - D**

Asking price £90,000

In the heart of the lovely Eden Valley community, close to the historic market town of Appleby in Westmorland and surrounded by fabulous open countryside, Flat 1 Stevensgate is 1 of 4 apartments in a converted sandstone barn with comfortable accommodation, comprising; Entrance Hall, Living Room, Kitchen, Double Bedroom and a Bathroom. Outside there is a shared courtyard and a residents Car Park with the right to park 1 car. The property also benefits from Economy 7 Heating and uPVC Double Glazing.

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, Flat 1 is in the converted barn on the right.

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.

Services

Mains water, drainage and electricity are connected to the property. Heating is by Economy 7 storage heaters.

Tenure Leasehold

The property is leasehold, being 999 year lease from 1st January 1990 and the ground rent is peppercorn.

The council tax in band A

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Hallway

Having a storage heater, a telephone point and access to a storage cupboard which also houses the pressurised hot water tank. Doors open to the bedroom, bathroom and the;

Living Room 10'1 x 13'5 (3.07m x 4.09m)

There is a flame effect electric heater, a night storage heater and a TV aerial point. uPVC double glazed mullion windows face onto Back Lane and a door opens to the;

**Kitchen 8'5 x 6'2 (2.57m x 1.88m)**

Fitted with a range of wood fronted wall and base units and a cream worksurface incorporating a composite one and a half bowl single drainer sink. There is a built-in electric oven and hob with cooker hood, plumbing for a washing machine, space for an under surface appliance and room for a upright fridge freezer. A uPVC double glazed window looks onto to Back Lane.

**Bedroom 10'5 x 9'10 (3.18m x 3.00m)**

Having a night storage heater and a uPVC double glazed window.



Bathroom 6' x 6'2 (1.83m x 1.88m)

Fitted with a three-piece suite having a panelled bath with mixer shower taps and tiles around and there is an extractor fan.



Outside

To the side of the building and access from back lane is a parking area with the right to park a car.

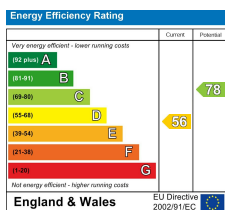
A gate from the parking area opens onto a shared yard area where they are drying rights





GROSS INTERNAL AREA
TOTAL: 41 m²/437 sq.ft
FLOOR 1: 41 m²/437 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Email - info@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

