

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

18 Drawbriggs Court, Appleby-In-Westmorland, CA16 6JA



- **Attractive Modern Detached Home at the Head of a Cul-de-Sac**
- **Elevated Position with Views Across Appleby to the Distant Fells**
- **Living Room, Dining Kitchen, Office/3rd Bedroom + Cloakroom and WC**
- **2 Double Bedrooms, En-Suite Shower Room + House Bathroom**
- **Attractive and Generous Garden to the Front, Side and Rear**
- **Off Road Parking for 3 to 4 Cars + Large Garage/Workshop**
- **Gas Central Heating + uPVC Double Glazing**
- **Tenure - Freehold. Council Tax Band - D. EPC - C**

Asking price £340,000

Nestled at the head of the cu-de-sac, in an elevated location above the historic market town of Appleby and enjoying some lovely open views across the town to the distant fells, 18 Drawbriggs Court is an attractive modern detached home offering flexible accommodation comprising; Entrance Porch, Hallway, Living Room, Dining Kitchen, Utility Room, Study/3rd Bedroom, Cloakroom, Landing, 2 Double Bedrooms, an En-Suite Shower Room and a House Bathroom.

The house is set in a generous Gardens extending around the Front, Side and Rear and there is Off Road Parking for 3 to 4 cars and a large Garage/Workshop.

The property also benefits from uPVC Double Glazing and Gas Central Heating via a Condensing Boiler.

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 and follow the end, the road becomes Drawbriggs Court and number 18 is at the head of the cul-de-sac.

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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, two fitness gyms and badminton courts. 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 D.

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 double glazed windows to the;

Entrance Porch

Having laminate flooring, a single radiator, a UPVC double glazed window and a glazed door opens to the;

Hallway

Stairs lead to the first floor with natural wood handrail and spindles and being open storage below. The flooring is laminate, there is a double radiator and panelled doors lead off to the study, kitchen, living room and cloakroom



Living Room 14'9 x 12'2 (4.50m x 3.71m)

Having a double radiator, a satellite lead, a TV aerial point and a telephone point. A uPVC double glazed window to the front looks out across the garden and the rooftops of Appleby to Appleby Castle in the distance. Parts glazed double doors open to the;



Kitchen Dining Room 8'11 x 21'9 (2.72m x 6.63m)

The kitchen area is fitted with painted wooden base units and a pale green worksurface incorporating stainless steel single drainer sink with mixer tap. There is space for a slot in gas or electric cooker and space for an upright fridge freezer.



The dining area has uPVC double glazed patio doors opening to the rear garden and uPVC double glazed windows face to the side and rear. The flooring is laminate and there are two double radiators, a TV aerial point and a telephone point. A panelled door opens to the;



Utility room 7'8 x 5'1 (2.34m x 1.55m)

With a worksurface to two sides, one having a stainless steel single drainer sink. There is plumbing for a washing machine and space for a further under surface appliance. A wall mounted Valliant condensing combi boiler provides the hot water and central heating. A uPVC double glazed window faces to the rear and a composite security stable door opens to the side.

Study/Bedroom Three 11'7 x 8'1 (3.53m x 2.46m)

Having a double radiator and a uPVC double glazed window to the front.



Cloakroom 4'x 7'8 (1.22mx 2.34m)

Fitted with a wash basin and toilet with part tiled walls and laminate flooring. There is a single radiator and a uPVC double glazed window to the side.

**First Floor-Landing**

This open area is also useful as a further study area.

The ceiling is part sloped with a double glazed Velux and a ceiling trap with drop-down ladder gives access to the roof space. A recessed airing cupboard houses the hot water tank and shelves.

Bedroom One 12' 5 x 12'3 (3.66m 1.52m x 3.73m)

Built-in wardrobes to one side provide hanging and shelf storage. A uPVC double glazed Dormer window to the front give a wonderful view across the rooftops of Appleby towards the fells. There is a TV point, a telephone point and a double radiator. A door opens into the;



En-Suite 7' x 10'8 (2.13m x 3.25m)

Fitted with a toilet, a wash basin and a large shower enclosure having a mains fed rainwater shower and tiles to two sides. There is a heated towel rail and a uPVC double glazed window to the side.

**Bedroom Two 12' x 11'2 (3.66m x 3.40m)**

A uPVC double glazed dormer window to the front gives a view over the rooftops of Appleby to the distant fells. There is a single radiator

**Bathroom 8'3 x 7'6 (2.51m x 2.29m)**

Fitted with a toilet, a wash basin and a steel bath. The ceiling is partly sloped and there is a shaver socket, light, a single radiator and extractor fan and a uPVC double glazed window to the side.



Outside

A tarmac drive allows off-road parking for three cars and extends along the side of the house to the detached;

Garage 26' 2 x 9'10 (7.92m 0.61m x 3.00m)

Having an up and over vehicle door a light and power point and uPVC double glazed windows to the side. A door opens into the rear garden.

Across the front of the house is an attractive garden laid to grass with shrub beds and borders around.

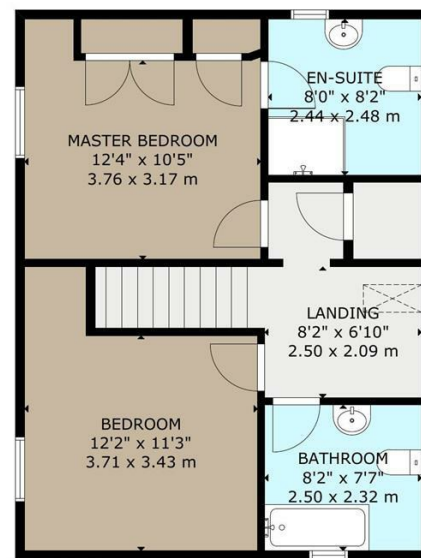
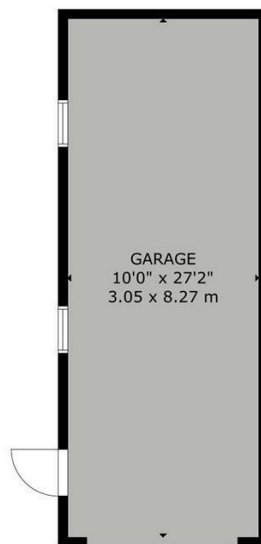
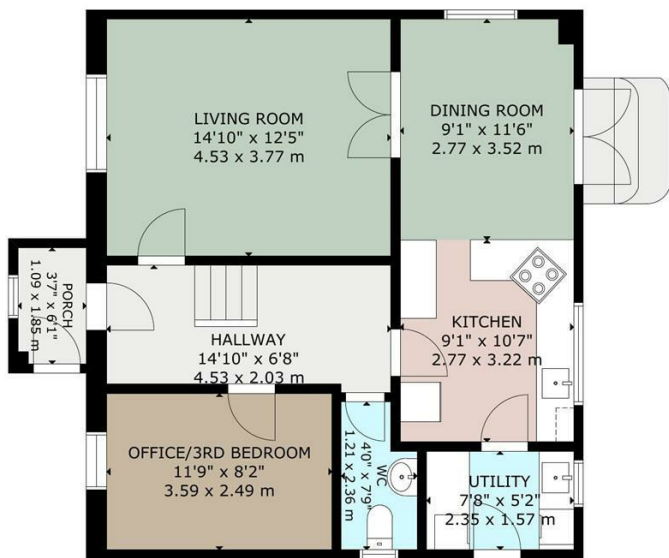


A gate to the side leads to the side garden area being to lawn with well stocked flower and shrub borders.

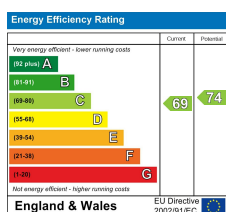


A path through a pergola from the side garden opens to a lovely flagged rear terraced garden with a gravel bed to one end, a block paved seating area and an aluminium framed greenhouse.





GROSS INTERNAL AREA
TOTAL: 120 m²/1,283 sq ft
FLOOR 1: 66 m²/706 sq ft FLOOR 2: 54 m²/577 sq ft
EXCLUDED AREAS: GARAGE: 25 m²/271 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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