



Rhondda House, Appleby-In-Westmorland – CA16 6SP

Guide Price £333,000

PFK

Rhondda House, 2a Scattergate Green

An opportunity to acquire a deceptively spacious, Grade II Listed detached 3 bedroomed property in a sought after location within the town of Appleby. Enjoying a pleasant location this property has an abundance of scope, retaining many original features with the accommodation briefly comprising entrance hallway with stairs to the first floor, living room, snug with two good sized separate storage rooms, bathroom and a modern kitchen/dining room to the ground floor. To the first floor, there are three good sized double bedrooms.

In addition to the generous rooms, the property also boasts excellent external space, with driveway parking to the front, and a lovely, private rear garden mainly laid to lawn with a large garden also lying to the side, again laid to lawn with perennial shrub borders and a vegetable area. The gardens enjoy plenty of space for outside dining and entertaining.

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

Council Tax band: B Tenure: Freehold EPC Energy Efficiency Rating: D



Accommodation

Entrance Hall

Accessed via part glazed door. With stairs to the first floor and doors giving access to the reception rooms.

Living Room

10' 10" x 14' 8" (3.31m x 4.48m)

A dual aspect reception with window to the front with window seat and additional window to the rear, both overlooking the gardens. Gas fire in a wood surround with marble hearth and backplate, wall mounted lighting, radiator and TV point.

Snug

9' 9" x 14' 10" (2.96m x 4.52m)

A front aspect room with ceiling beams, multifuel stove on a tiled hearth with ceiling mounted laundry ailer over, radiator and tiled flooring. A door from this room leads to a large storage/larder area (1.20m x 1.83m (3' 11" x 6' 0") with wall mounted shelving and rear aspect window, with a further door giving access into the kitchen.

Inner Hallway

With storage area and door leading to the bathroom.

Bathroom

9' 0" x 6' 1" (2.74m x 1.85m)

Fitted with a three piece suite comprising WC, wash hand basin with mirror over and P shaped bath with Triton electric shower over. Door to an inset storage cupboard, part tiled walls and tiled flooring, contemporary vertical radiator and obscured rear aspect window.

Inner Hallway 2

with coat pegs, side aspect window and door to an additional storage area.



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Kitchen/Diner

11' 6" x 15' 2" (3.50m x 4.63m)

Fitted with a range of modern wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and decorative, coloured tiled splashbacks. Integrated Hotpoint electric oven with hob and extractor over, plumbing for washing machine and space for a fridge. Ceiling beam, ample space for a dining table, TV point, contemporary vertical radiator, spotlighting, tiled flooring, front aspect window and door leading out to the rear garden.

FIREST FLOOR LANDING

With loft access hatch, rear aspect window overlooking the garden, covered radiator and doors leading to the first floor rooms.

Bedroom 1 - Principal bedroom

15' 2" x 12' 1" (4.62m x 3.69m)

A generous, dual aspect double bedroom with loft access hatch and covered radiator.

Bedroom 3

11' 1" x 14' 7" (3.37m x 4.45m)

A front aspect double bedroom with door to a large storage cupboard, radiator and ceiling beam.

Bedroom 2

9' 11" x 11' 7" (3.01m x 3.54m)

A front aspect double bedroom with large storage cupboard, wall mounted shelving and radiator.





Garden

A cottage style garden with perennials, shrub and floral borders and a pathway leading to the front door. To the side, there is a long garden with a lawned area to sit out, vegetable patch, shrubs and perennials. To the rear, the enclosed garden is mainly laid to lawn with mature trees, perennials and shrub and floral borders. The property also benefits from an outside storage shed.

Additional Information

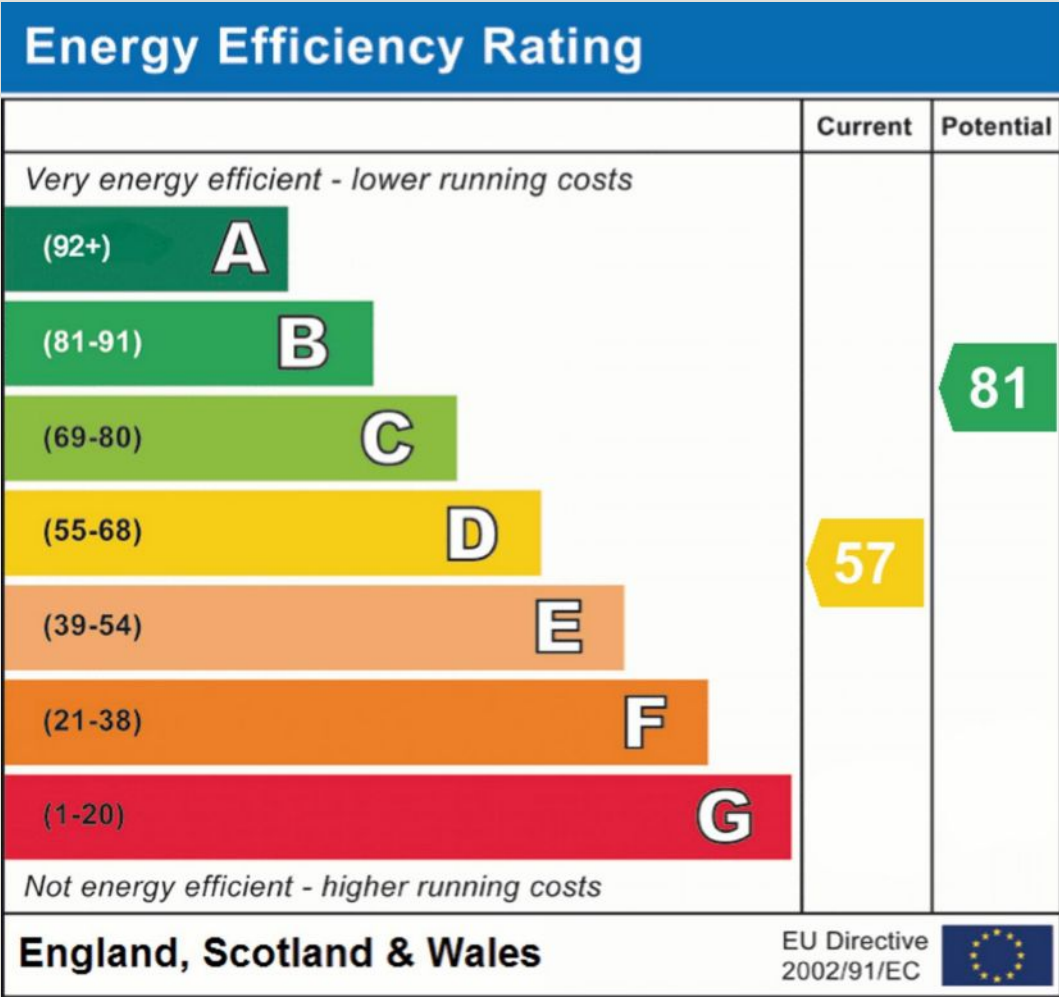
Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Services

Mains electricity, water, drainage & gas fired central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.







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