



## Arbury House, Bongate – CA16 6HW

Guide Price £600,000

**PFK**



# Arbury House

## Bongate, Appleby-In-Westmorland

Nestled within a desirable area, this immaculate and well presented detached executive residence offers a rare opportunity to acquire a truly exceptional property. Boasting generous accommodation spanning over 2,300 square feet, this stunning 4 bedroomed property epitomises luxury living.

Upon entering the property, one is greeted by a spacious and welcoming atmosphere that is sure to impress even the most discerning of buyers. The well appointed living spaces are flooded with natural light, creating a bright and airy feel throughout, with the high quality finishes and tasteful decor adding an extra layer of elegance to this already impressive home.

With accommodation comprising entrance hall, cloakroom/WC, kitchen with breakfast bar and dining area, utility with access to the double garage, dining room, sun room and triple aspect living room to the ground floor, together with four bedrooms, three of which benefit from with ensuite facilities, and a family bathroom to the first floor.

The landscaped gardens surrounding the property further enhance its charm, providing a tranquil outdoor retreat for relaxation, ample space for flourishing gardeners to add to the delights already in place or for alfresco dining.

In conclusion, this property represents a rare opportunity to own a luxurious and well appointed home in a highly sought after location. Effortlessly blending style, comfort, and functionality, this property stands as a testament to exquisite living at its finest.





# Arbury House

Bongate, Appleby-In-Westmorland

## Location

Located off the B6542, on the south eastern edge of the historic market town of Appleby-In-Westmorland. The A66 bypasses the town and for those wishing to commute, gives good access to the north and also to the A1 at Scotch Corner and to Junction 40 of the M6 at Penrith (approx 14 miles). It is also well located for Ullswater in the northern Lake District (approx. 20 miles). The property itself occupies a delightful site on Bongate, overlooking the fields and fells beyond, and is a short walk from the Royal Oak Inn and restaurant. 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.

## Directions

From Penrith take the A66 east, turning off at sign for Appleby. Turn left at T-junction, follow road into town (do not cross bridge), continue past Co-op and up the hill. As you head down the hill again, continue past The Royal Oak, following the road up the hill and then take the third opening on the right, identified by a property sign for 'Old Hall Farmhouse' and follow the road with Arbury House appearing in front of you.







## ACCOMMODATION

### Entrance Hall

Accessed via UPVC door with glazed insert and side panels. A generous and welcoming hallway, with decorative coving, stairs to the first floor with useful understairs storage cupboard, wall mounted lighting, two radiators and doors giving access to the ground floor rooms.

### Cloakroom/WC

3' 7" x 7' 8" (1.08m x 2.34m)

Fitted with WC and wash hand basin set on a vanity unit with tiled splashbacks, extractor fan, radiator and wood effect flooring.

### Dining Room

12' 2" x 9' 10" (3.71m x 3.00m)

A versatile reception room with decorative coving and ceiling rose, radiator, and double patio doors leading through to the sunroom.

### Sun Room

11' 2" x 7' 11" (3.40m x 2.42m)

Of dwarf wall construction and fully insulated, with slate roof, and glazed to three sides with part glazed door out to the garden. With radiator, tiled flooring and enjoying panoramic views towards the Howgill fells.

### Living Room

20' 0" x 12' 6" (6.10m x 3.80m)

A gorgeous, light and spacious, triple aspect reception room enjoying far reaching views, with windows to the front and side and large sliding patio doors to the rear overlooking the garden. With decorative coving and twin ceiling roses, remote controlled gas fire in a stone hearth and surround, radiator, sconce and pendant lighting.





### **Kitchen/Diner**

12' 7" x 20' 0" (3.83m x 6.10m)

An attractive dual aspect room, the hub of the home, with tiled flooring, full height windows enhancing the natural light, and large patio doors out to the rear garden. The kitchen has been fitted to a high specification, we understand by local firm Atlantis Kitchens.

### **Kitchen Area**

Fitted with an excellent range of high gloss wall, base and full height units with complementary Silestone work surfacing and upstands, incorporating sink and drainer unit with Quooker tap and tiled splashbacks. Matching central island unit with ample storage facilities and breakfast bar with pop up power point. Integrated appliances include countertop mounted gas hob with extractor fan over, eye level oven, grill and microwave, wine chiller, dishwasher and fridge freezer. Recessed ceiling spotlights with feature pendant lighting over the central island/breakfast bar.

### **Dining Area**

Fitted with the same high spec wall and base units, some wall units being glass fronted, with matching complementary Silestone work surfacing and upstands as the kitchen area. Ample space for dining table and chairs, recessed ceiling spotlights with feature pendant lighting over the table area, contemporary vertical radiator.



### **Utility Room**

9' 4" x 7' 2" (2.84m x 2.18m)

An excellent utility room, fitted with a range of high gloss wall and base units with complementary work surfacing incorporating 1.5 bowl composite sink and drainer unit with mixer tap and tiled splashbacks. Plumbing and space for washing machine, wall mounted central heating boiler (fitted within the last 5 years), cloaks area, radiator, tiled flooring, side aspect window and door into the integral garage.





## FIRST FLOOR LANDING

With front aspect window at half landing level. The landing has loft access hatch and doors to the first floor rooms.

### Bedroom 1

13' 10" x 12' 5" (4.21m x 3.78m)

An attractive, rear aspect principal bedroom enjoying stunning views towards the Howgill fells and the National Park. With decorative coving and radiator.

### Dressing Area

4' 9" x 5' 11" (1.44m x 1.80m)

With decorative coving and ample space for wardrobes.

### Ensuite Shower Room

7' 7" x 5' 11" (2.30m x 1.80m)

Fitted with a three piece suite comprising WC, wash hand basin set on a vanity unit, and walk in tiled shower cubicle with electric shower. Part tiled walls and tiled flooring, radiator, extractor fan, recessed ceiling spotlights, and obscured front aspect window.

### Bedroom 3

9' 11" x 10' 1" (3.02m x 3.08m)

A rear aspect double bedroom with radiator, door to ensuite, and enjoying far reaching views.

### Ensuite Shower Room – Bedroom 3

3' 0" x 9' 5" (0.91m x 2.86m)

Fitted with a three piece suite comprising WC, wash hand basin and tiled shower cubicle with electric shower. Tiled flooring, extractor fan, radiator and obscured rear aspect window.





### Family Bathroom

7' 9" x 6' 4" (2.37m x 1.93m)

Fitted with a three piece suite comprising WC, wash hand basin set on a generous vanity unit, and bath with central mixer tap and hand held shower attachment. Part tiled walls and tiled flooring, radiator, extractor fan, and recessed ceiling spotlights.

### Study/Snug/Bedroom 4

11' 7" x 19' 11" (3.54m x 6.06m)

An L shaped room, formerly two rooms, with the original doors still in place. A generous, versatile space, currently utilised as a study/snug/hobby room, which with the reinstatement of the partition wall, could be converted back into two rooms if required. With decorative coving, radiator, wood flooring, side aspect window and glazed door to the rear leading out onto a small balcony, well positioned to take advantage of the incredible views.

### Bedroom 2

17' 3" x 18' 8" (5.27m x 5.68m)

Positioned over the garage, a spacious front aspect double bedroom enjoying lovely far reaching views. With part sloping ceiling, two radiators, shelved laundry cupboard housing two hot water cylinders and ample space for laundry storage, further walk in wardrobe with shelving, hanging space and lighting.



### Ensuite Shower Room - Bedroom 2

9' 6" x 8' 7" (2.89m x 2.62m)

Fitted with a stylish three piece suite comprising WC, wash hand basin on a vanity unit, and tiled walk in shower cubicle with mains, multijet function shower. Tiled walls and flooring, Velux window, radiator and recessed ceiling spotlights.



## GARDEN

To the front of the property, there is a generous block paved parking area for around four vehicles, leading to the integral double garage. Positioned well in this generous plot, the property enjoys delightful and largely south facing wraparound gardens. With large areas of lawn, a well established array of flower beds, shrubs and trees, and various seating points from where to take advantage of the attractive surroundings and the lovely far reaching views. The property also benefits from external power points, water tap and an extremely useful, detached stone garden shed, which with the relevant permissions, could be incorporated within the main house itself, or form an attractive garden room if desired.

### Garage

#### Double Garage

A double garage (5.38m x 5.02m) with twin doors, power, lighting and water supply, and a UPVC pedestrian door out to the side of the property. An excellent, versatile space housing the consumer units together with the control panel for the solar panels.

### Driveway

#### 4 Parking Spaces

Block paved parking area to the front of the property.





## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating and 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. Due to the property being previously utilised as a B&B, there are two hot water cylinders in place, located in a cupboard off Bedroom 2, to accommodate additional hot water requirements. The property is currently being maintained with just the one cylinder being used. To the ground floor, there are blinds fitted to the south facing windows, forming a heat protection. These are sunscreen blinds (allows outward views, but not inward) and they protect the furniture and flooring, keeping the property cooler on those warmer sunny days.

### Solar Panels and Easement

Solar panels (16) are in place on the south facing aspect of the property and these are used to heat the water. We understand these are on a high feed-in tariff which generates approx. £2,000 per annum ensuring the cost efficiency of the property. We believe this feed-in tariff is in place until 2036, with an annual increase by RPI rates, and is transferrable to a new owner, subject to the paperwork being submitted to the relevant company to change the details upon completion. A power supply Easement is in place, which is owned by the vendors of the property and they are paid approx. £1.13 per annum for the privilege, and the paperwork relating to this can be submitted to the relevant company for transfer to the new owners, upon completion of the sale.

Council Tax: Band F

Tenure: Freehold

EPC rating C











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