



## 3 Lane End Cottages, Long Marton, CA16 6DZ

Guide Price £210,000

PFK



## The Property

Situated in the picturesque village of Long Marton, this charming end terraced stone cottage offers the perfect blend of traditional character on the outside and modern convenience on the inside. Built in 2015 by a respected local builder, the property is beautifully presented and ready to move into.

Upon entering, you are greeted by a welcoming entrance hallway with stairs leading to the first floor and a convenient cloakroom/WC. The bright and spacious lounge features an electric fire, creating a cosy atmosphere ideal for relaxing. The generously sized kitchen/diner is perfect for both everyday living and entertaining, complemented by a separate utility room for added practicality.

Upstairs, the property offers two double bedrooms, one single bedroom, and a well appointed family bathroom.

To the rear, there is a shared courtyard providing offroad parking and access to a single garage, making this an ideal home for families, professionals, or those seeking a peaceful countryside retreat.





## The Location

Long Marton is a charming and sought after village nestled in the heart of the Eden valley, just a short drive from the historic market town of Appleby-in-Westmorland. Surrounded by rolling countryside and offering stunning views of the Pennines, the village provides a peaceful rural setting with a strong sense of community. The village boasts a popular local pub, The Masons Arms, a well regarded primary school, and a village hall hosting regular events and activities. Excellent road and rail links nearby make Long Marton an ideal base for commuters, with easy access to the A66 and Appleby railway station on the scenic Settle to Carlisle line. Whether you're looking for a quiet retreat or a family friendly community, Long Marton combines the beauty of rural living with the convenience of nearby amenities.

Council Tax band: B

Tenure: Freehold

EPC rating TBC





## ACCOMMODATION

### Entrance Hallway

Stairs to the first floor with understairs storage cupboard, electric panel heater.

### Cloakroom/WC

Fitted with WC, wash hand basin set in vanity unit, and heated chrome towel rail.

### Living Room

13' 11" x 12' 10" (4.25m x 3.90m)

Fireplace with inset electric fire, TV point, and electric panel heater.

### Kitchen/Diner

13' 11" x 10' 10" (4.25m x 3.29m)

A dual aspect room, fitted with a range of white wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for dining table and chairs, integrated fridge freezer, and electric panel heater.

### Utility Room

8' 6" x 6' 1" (2.60m x 1.86m)

Fitted with white wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine and tumble dryer, and part glazed door out to the rear courtyard.

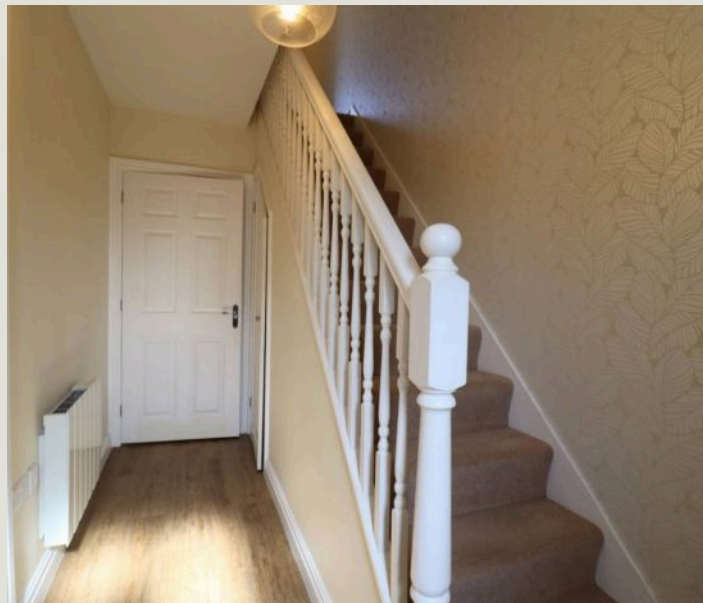
### FIRST FLOOR LANDING

With airing cupboard housing the water cylinder, loft access hatch, and doors to the first floor rooms.

### Bedroom 1

15' 9" x 9' 7" (4.80m x 2.92m)

A dual aspect double bedroom with electric panel heater, and enjoying attractive views.



### Family Bathroom

8' 0" x 6' 11" (2.45m x 2.11m)

Fitted with a white three piece suite comprising P shaped bath with thermostatic bar shower over and glass shower screen, wash hand basin and WC, tiled walls and vertical heated chrome towel rail.

### Bedroom 2

13' 1" x 7' 10" (4.00m x 2.40m)

A dual aspect double bedroom with dual aspect windows and electric panel heater.

### Bedroom 3

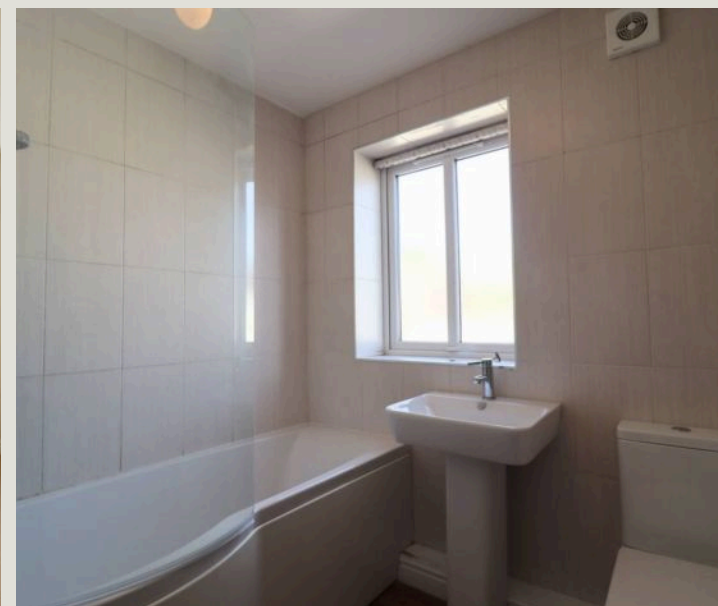
10' 6" x 11' 10" (3.20m x 3.60m)

(please note these are max measurements) A front aspect single bedroom with storage cupboard and electric panel heater.

### 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. All figures quoted are inclusive of VAT.







### Services

Mains electricity, water & drainage. Electric panel heaters and double glazing installed throughout. Solar panels installed (provide electricity to heat the water). 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.

### EXTERNALLY

#### Yard

A shared courtyard to the rear provides ample offroad parking with access to garage, and to the rear door into the property.

#### Garage

Single Garage

4.10m x 3.80m Single garage with power and up and over door.

### Directions

3 Lane End Cottages can be located using the postcode CA16 6DZ or by using What3words-[visa.mission.gong](https://www.what3words.com/visa.mission.gong).



**Ground Floor**



**First Floor**







## PFK Estate Agents

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