



23 Murton View, Appleby-In-Westmorland, CA16 6RF

Guide Price £235,000

PFK

The Property

Nestled in a peaceful cul-de-sac, 23 Murton View is a delightful semi-detached dormer bungalow offering spacious and versatile living accommodation. The property welcomes you with an entrance porch that leads into a cosy lounge, featuring exposed beams and a gas stove set within an attractive stone fireplace – perfect for relaxing evenings.

The modern kitchen is well appointed with a generous range of wall and base units, integrated appliances, and ample workspace, ideal for home cooking and entertaining. A bright conservatory extends the living space and provides a lovely spot to enjoy the garden views year round.

The property benefits from a contemporary three piece bathroom suite with a walk in shower, and boasts three well proportioned bedrooms offering flexibility for family living, guests, or a home office.

Externally, the home includes a single garage with a sizeable workshop at the rear, ideal for hobbies or additional storage. The driveway provides offstreet parking for two vehicles. The front garden features a charming patio with a gravel border, while the rear garden is laid to patio and includes a bespoke wood fired barbecue area – perfect for outdoor dining and entertaining.





The Location & Directions

23 Murton View is located in the picturesque market town of Appleby-in-Westmorland, set within a peaceful cul-de-sac close to the town centre. The area offers a range of local amenities including shops, cafes, schools, and a railway station on the scenic Settle – Carlisle line. Surrounded by the beautiful Eden valley and within easy reach of the Lake District and north Pennines, it's perfect for those who enjoy outdoor pursuits. With excellent road links to Penrith and the M6, Appleby offers the ideal blend of rural charm and modern convenience.

Directions

23 Murton View can be located using the postcode CA16 6RF or by using What3words: [kiosk.bring.overheard](https://www.what3words.com/kiosk.bring.overheard).

Council Tax: Band C

Tenure: Freehold

EPC rating TBC



ACCOMMODATION

Porch

Entering through a partly glazed UPVC front door with storage cupboard and radiator.

Lounge

11' 6" x 14' 10" (3.50m x 4.52m)

Front aspect reception room with gas stove in feature stone fireplace. Window to the front and a radiator.

Kitchen

13' 7" x 7' 11" (4.13m x 2.42m)

Fitted with a good range of wall and base units, with complementary laminate work surface, integrated electric hob, stainless steel sink and drainer with mixer tap, integrated electric oven, microwave, fridge freezer and plumbing for a washing machine. Window to the front elevation, door to the side of the property and a radiator.

Bedroom 1

11' 7" x 11' 8" (3.53m x 3.55m)

Double bedroom, with rear aspect window and radiator.

Bedroom 3

6' 8" x 11' 0" (2.04m x 3.35m)

Single bedroom, with rear aspect window and radiator.

Bathroom

3 piece suite comprising; WC, wash hand basin with storage, walk in electric shower, heated towel rail and an obscured window to the front.

Hallway

An open hallway makes up the centre of the property, allowing access to each of the downstairs rooms, a storage cupboard, stairs to the first floor, integral door to the garage and a radiator.



Conservatory

12' 10" x 7' 10" (3.92m x 2.40m)

Partly glazed walls and corrugated roof with door to garden.

FIRST FLOOR

Attic room

14' 9" x 9' 5" (4.50m x 2.86m)

Open space with versatile use. Velux window and eaves storage.

Bedroom 2

14' 7" x 8' 11" (4.44m x 2.72m)

Double bedroom with Velux window, eaves storage and a radiator.

ADDITIONAL INFORMATION

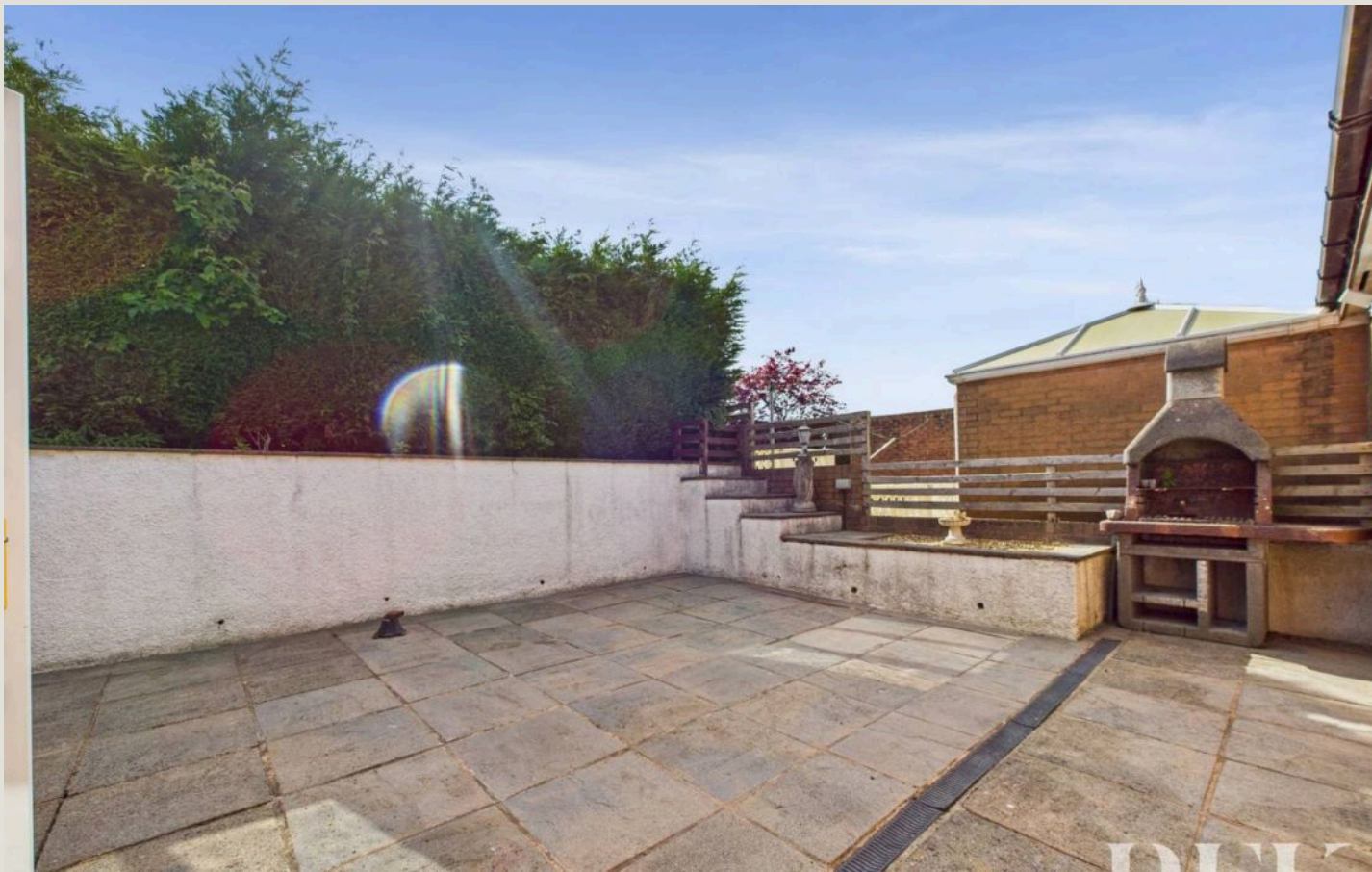
Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Solar panels are installed, these supply the property with an excess going into the National Grid. 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.

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.





EXTERNALLY

Rear Garden

Rear patio garden with wood fired BBQ area and external lights.

Front Garden

Flagged patio area with gravelled border.

Driveway

2 Parking Spaces

Driveway parking for 2 cars

Garage

Single Garage

Single garage with large workshop at the back. With plenty of shelves, electricity and a door to the garden.







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139.1 m²96 ft²

Below 5 ft/1.5 m

DRAFT 360



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