



**15 Mill Hill, Appleby-In-Westmorland, CA16 6UR**

Guide Price **£350,000**

**PFK**



## The Property

Welcome to this substantial 3 bed detached house that boasts a versatile layout, offering spacious accommodation and the potential for reinstatement as a 4 bed home. Situated in a well positioned area, on a quiet and friendly cul-de-sac, this property presents a unique opportunity for those seeking a comfortable and convenient lifestyle.

The accommodation comprises a well proportioned living room with a dining area, providing the perfect space for relaxation and entertainment. The kitchen adjoins a separate dining room, ideal for family gatherings. Additionally, a sunroom/utility area offers flexibility for various needs. The ground floor also features a convenient shower room, while the first floor hosts a family bathroom for added comfort and convenience.

Noteworthy features of this property include an integral garage and driveway parking, offering ample space for vehicles. The expansive gardens surrounding the property create a serene and private environment, ideal for outdoor activities or simply enjoying the peaceful surroundings. Leading down to the riverbank, the gardens provide a tranquil escape from the hustle and bustle of daily life. Attractive views can be enjoyed from various vantage points within the property, enhancing the overall appeal of the residence. Whether relaxing indoors or enjoying the outdoor vistas, this property offers a sense of tranquillity and connection with the natural surroundings.





## The Property Continued

Conveniently located, this property provides easy access to local amenities, schools, and transportation links, ensuring a comfortable and well connected lifestyle for residents. The nearby Jubilee footbridge enables access to the town centre and provides a circular walking route. With its prime location and versatile layout, this property presents a unique opportunity for discerning buyers seeking a spacious and well appointed home.

In summary, this 3 bed detached house offers a harmonious blend of space, comfort, and potential, making it an ideal choice for those looking to invest in a property that combines practicality with charm. Don't miss the chance to make this property your new home and experience the appeal of versatile living spaces in a convenient location.

Tenure: Freehold

Council Tax: Band E

EPC rating E







## The Location & Directions

Appleby is an historic market town located just 14 miles south east of Penrith which lies on the London to Glasgow mainline. Appleby is situated just 10 miles east of the Lake District National Park and is at the foot of the Northern Pennines Area of Outstanding Natural Beauty and at the heart of the Eden Valley. It is serviced by the M6 via junction 38 at Tebay and the A66 bypasses the town and gives good access to the north and also to the south via the A1 at Scotch Corner. The town is served by a variety of small supermarkets, an assortment of independent shops, art galleries, boutique cafes, there is also an array of shops selling artisan fresh produce, a weekly market, schools which are rated good by Ofsted, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

### Directions

From Penrith, take the A66 to Appleby, coming onto the slip road and at the junction turning left. Follow the road under the railway bridge and continue along the Sands past the Co-op, towards the Royal Oak. Take the right turn just after the Royal Oak and follow the road towards Jubilee Bridge. On reaching a fork in the road, take the left and follow the road onto Mill Hill, and the property is located a short distance along on the right hand side.





## ACCOMMODATION

### Entrance Porch

Accessed via a wooden part glazed door. With dual aspect windows and wooden part glazed door into the hallway.

### Hallway

An L shaped hallway with stairs leading to the first floor, and small storage cupboard below with further open understairs space, cloaks area, radiator and doors leading to the ground floor rooms.

### Kitchen

8' 11" x 11' 1" (2.71m x 3.37m)

A rear aspect room, fitted with a range of wall and base units with complementary work surfacing, incorporating double bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Space for freestanding cooker and fridge, open display shelving, door to the integral garage, and further doors giving access to the dining room and sun room/utility.

### Dining Room

7' 7" x 11' 0" (2.31m x 3.35m)

A dual aspect and versatile room with radiator and wall mounted cupboards.

### Garage

17' 0" x 9' 8" (5.17m x 2.95m)

Integral garage with up and over door, power and lighting, consumer unit/fuse box, work bench and front aspect window.

### Sun Room/Utility

8' 5" x 6' 5" (2.57m x 1.96m)

Of dwarf wall construction and glazed to three sides, with patio doors leading out to the rear garden. Space and plumbing for washing machine and tumble dryer.





### Shower Room

6' 6" x 5' 0" (1.98m x 1.52m)

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

### Living/Dining Room

13' 10" x 21' 3" (4.21m x 6.47m)

A fabulous triple aspect reception room, complete with dining area and sliding patio doors leading out to the garden and enjoying a superb outlook. Gas fire in a stone surround with wood mantel and back boiler, recessed shelving and two radiators.

### FIRST FLOOR LANDING

Galleried landing with loft access hatch, useful shelved airing cupboard housing the hot water cylinder, front aspect window, and doors to the first floor rooms.

### Bedroom 1

13' 7" x 21' 2" (4.14m x 6.45m)

A superb triple aspect room, originally two bedrooms but previously merged into one spacious room. Both original bedroom doors still remain, so it would be possible to convert back into two rooms if required. A bright and spacious room with radiator and a set of floor to ceiling windows enjoying the view down towards the river.

### Bedroom 2

14' 11" x 11' 5" (4.55m x 3.48m)

A generous front aspect double/twin bedroom with radiator and built in, double fronted wardrobe.

### Bedroom 3

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

A rear aspect double bedroom with radiator.

### Bathroom

8' 11" x 6' 2" (2.72m x 1.88m)

Fitted with a three piece suite comprising bath, wash hand basin and WC, radiator, and obscured rear aspect window.



## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water & drainage. Gas fired central heating (via back boiler) and double glazing installed. (some of the glazing is secondary glazed double glazing, with the remainder being newer double glazing). 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 :  
Naphthens 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

### Garden

The gable end of the property is the aspect initially accessed from the street and benefits from driveway parking, access to the integral garage and a lawned garden. Access to either side of the property leads round to both the front and the rear, with a patio area by the sun room/utility and a generous lawned area with established shrubs, trees and flower beds, together with a pathway which meanders down to the river side. This pathway has been maintained by the current owners, and benefits from a sun room and various seating areas along the way, offering excellent viewpoints over the river Eden, ideal for those who love the great outdoors and want to enjoy a piece of the riverside within the town.

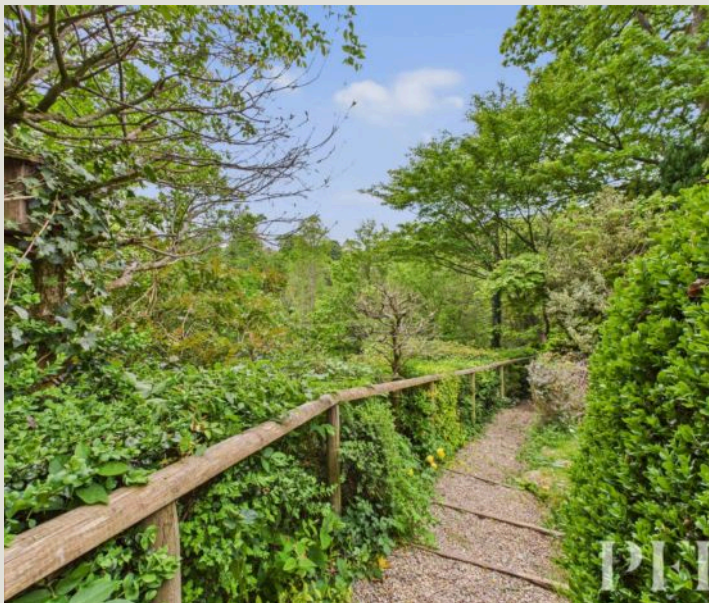
### Driveway

2 Parking Spaces

Leading to the integral garage. The lawn beside the drive is reinforced with 60cm concrete perforated block pavers giving ample space for 2 vehicles side by side.

### Garage

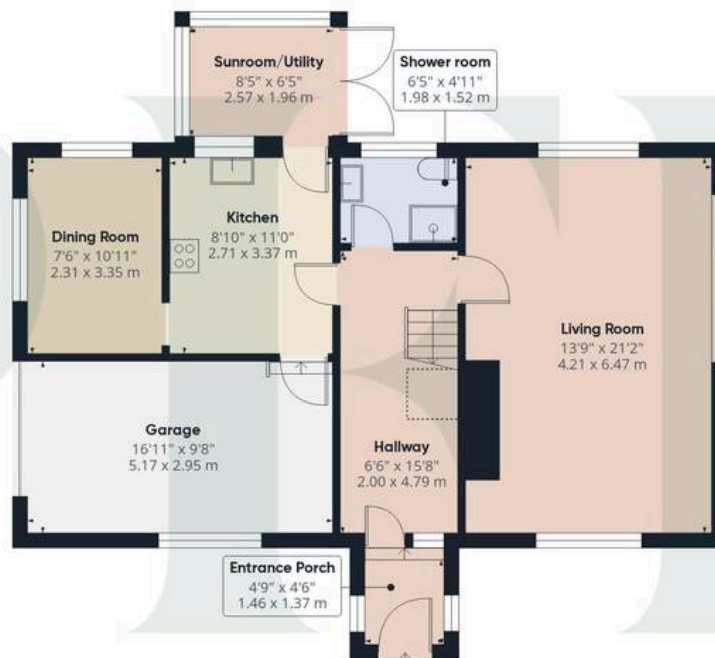
Integral single garage



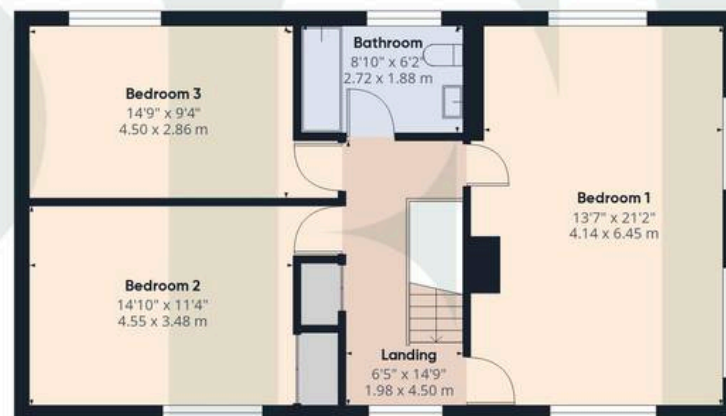








Floor 0



Floor 1

## Approximate total area<sup>(1)</sup>

1625 ft<sup>2</sup>

151 m<sup>2</sup>

## Reduced headroom

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>44</p>	<p>79</p>

**England, Scotland & Wales**

EU Directive  
2002/91/EC







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