



2 Railway Cottages, Long Marton, CA16 6BY

Guide Price £225,000

PFK

2 Railway Cottages

The property:

A charming three bedroom terraced cottage, located in the popular village of Long Marton, which boasts an excellent primary school, village institute and pub. The property has been very well maintained and accommodation comprises kitchen/breakfast room, pantry and generous sitting room with multifuel stove to the ground floor. To the first floor, there are three double bedrooms and a newly installed bathroom. Externally there is a small patio area to the front, a shared courtyard separating the houses from the gardens opposite, two useful outside storage sheds and a lovely, private terraced garden, with raised beds and summer house. Parking for one vehicle.

- Delightful period cottage
- 3 double beds
- Original features
- Private garden
- Village location
- Close to amenities
- Council Tax: Band B
- Tenure: Freehold
- EPC rating E





Long Marton, Appleby-In-Westmorland

The location:

Long Marton lies just a mile off the A66, 3 miles north of Appleby and around 11 miles south east of Penrith. This is a thriving village with modern primary school, church, public house/restaurant and village hall. Appleby caters well for everyday needs with small supermarkets, secondary school, excellent sports facilities and a railway station on the scenic Settle to Carlisle line. Appleby golf course is at Brackenber Moor just over 2 miles south of the town.

Directions

From Penrith take the A66 east. After passing through Kirkby Thore take the next left, signed Long Marton. Follow the signs until you reach the village; once in the village turn right at the village institute, proceed under the railway bridge and the cottages can be seen on the right hand side of the road. No. 2 is the second in the terrace. Please access from the courtyard to the rear of the houses.



ACCOMMODATION

Front Porch

Accessed via a part glazed door leading into a porch which has a door opening into the sitting room.

Sitting Room

17' 9" x 11' 10" (5.40m x 3.60m)

A bright and spacious reception room boasting high ceilings, a raised multifuel stove set in a brick and sandstone surround, and a triple glazed rear aspect window with open views over the fields.

Breakfasting Kitchen

12' 0" x 11' 6" (3.66m x 3.50m)

Fitted with a range of solid wood wall and base units with complementary work surfacing incorporating Belfast sink with mixer tap and tiled splashbacks. Freestanding Rangemaster cooker, space for dining table, wall mounted shelving and rear aspect window and part glazed door. A door leads into a pantry housing the central heating boiler, with wall mounted shelving and plumbing for washing machine.

FIRST FLOOR

Landing

With airing cupboard, loft access hatch, and doors to first floor rooms.

Bedroom 1

13' 1" x 8' 6" (4.00m x 2.60m)

Lovely, front aspect double bedroom enjoying attractive countryside views.

Bedroom 2

9' 10" x 8' 7" (3.00m x 2.62m)

A front aspect double bedroom with open views.

Bedroom 3

10' 10" x 8' 5" (3.30m x 2.56m)

A rear aspect double bedroom.





Bathroom

Fitted with a newly installed three piece suite comprising bath with shower over, wash hand basin and WC, heated towel rail and obscured rear aspect window.

EXTERNALLY

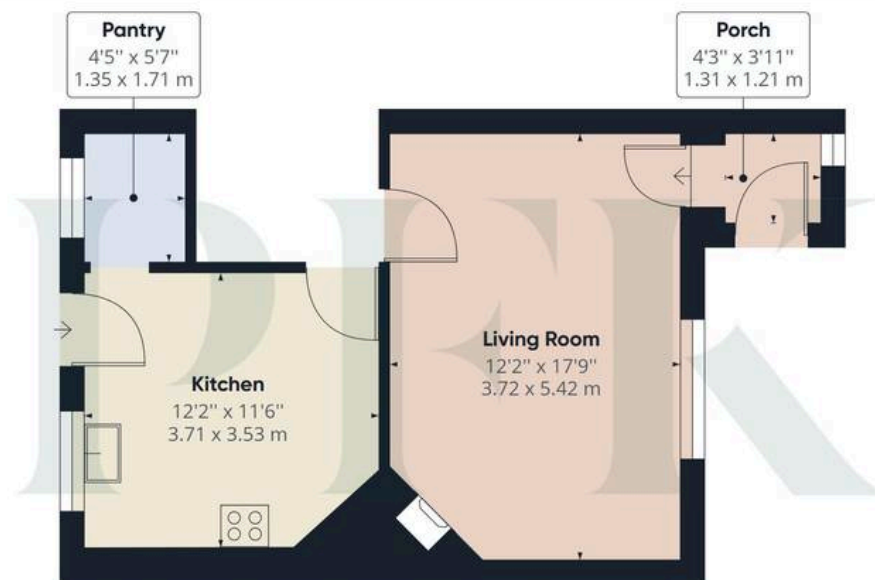
Garden

There is a small patio area to the front of the property. To the rear is a shared courtyard, two useful stone built storage sheds and a parking space. Beyond the shared courtyard is a terraced private garden with raised vegetable beds, summer house and enjoys the sun for most of the day.

ALLOCATED PARKING

1 Parking Space





Floor 0



Floor 1

Approximate total area⁽¹⁾

785.44 ft²

72.97 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

ADDITIONAL INFORMATION

Services

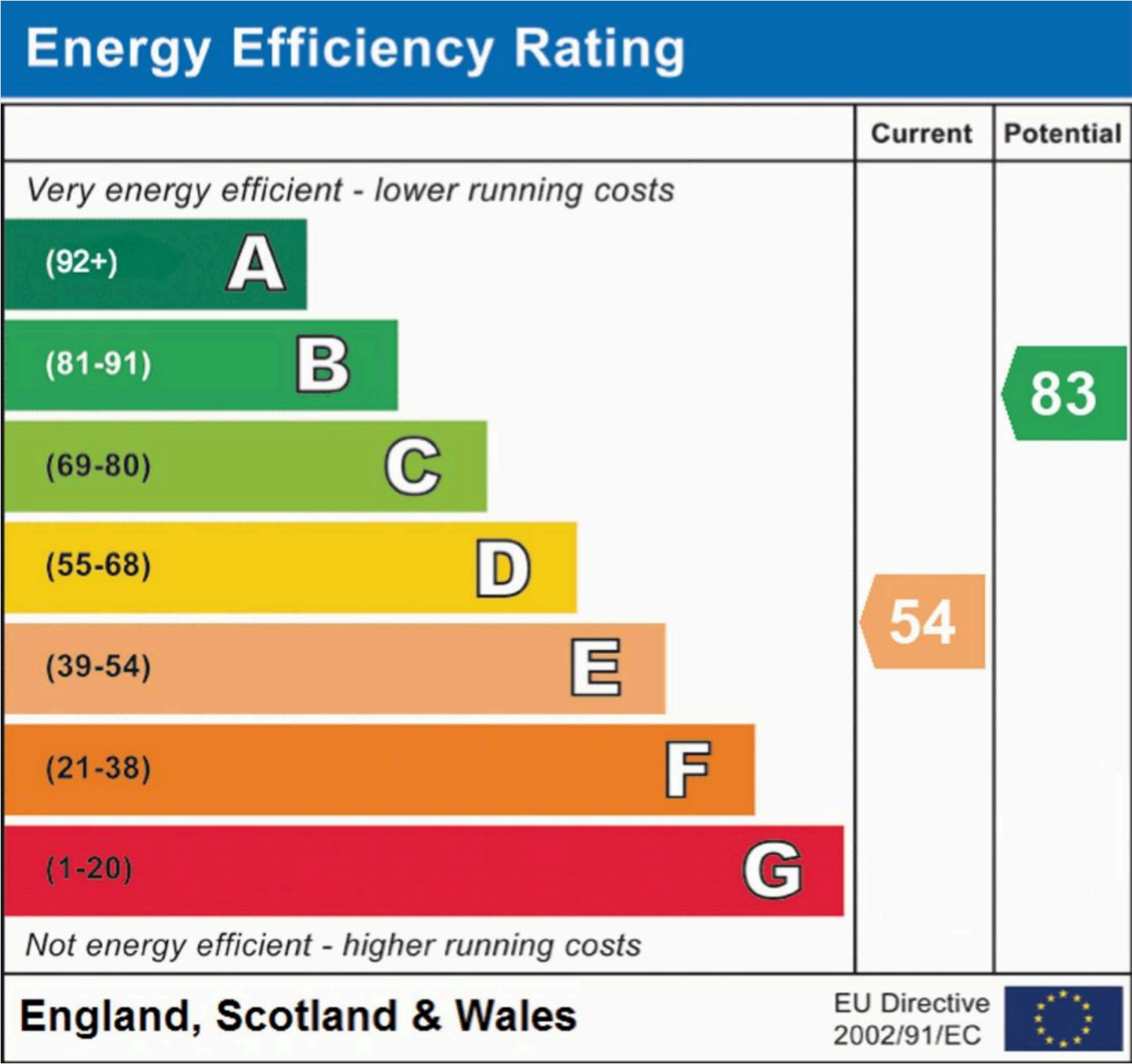
Mains water, electricity and shared septic tank drainage. Oil central heating installed and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a shared septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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.





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