



16 Romany Way, Appleby-In-Westmorland – CA16 6XY

Guide Price £230,000

PFK

16 Romany Way

Appleby-In-Westmorland, Appleby-In-Westmorland

Attractive Three-Bedroom Semi-Detached Home with Garage, Summer House & Generous Garden

Tucked away in a popular cul-de-sac setting, this well-positioned semi-detached residence offers versatile living, generous outdoor space, and excellent parking facilities. With a detached garage, driveway for multiple vehicles, and a superb garden complete with a summer house, this is an ideal home for families or those seeking extra space both inside and out.

The property opens with a welcoming entrance hall, featuring a cloaks area and useful understairs cupboard. Stairs rise to the first floor, while a door leads into the spacious dual-aspect living room. Flooded with natural light from a large picture window and sliding patio doors, this bright and inviting room also enjoys a cosy wood-burning stove and ample space for dining. The patio doors extend the living space outdoors, opening directly onto a raised decked terrace.

The rear-aspect kitchen is well-appointed with a range of wall and base units, complemented by tiled splashbacks and a stainless steel sink. There is provision for a cooker, dishwasher, under-counter fridge, and freezer, with an extractor fan in place and practical wood-effect flooring underfoot. From here, a door leads to a convenient ground floor WC, additional storage, and a rear utility porch. The utility area provides further workspace, housing the wall-mounted boiler, cupboard storage, and space for both a washing machine and tumble dryer.



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To the first floor, the landing is enhanced by a large window that allows light to stream in. From here, there is access to the loft, three bedrooms, and a family bathroom. The bathroom comprises a three-piece suite including a jacuzzi bath with electric shower over, WC, and basin, while a storage cupboard neatly houses the water cylinder. There are two well-proportioned double bedrooms – one front-facing and one rear-facing – as well as a single bedroom to the front aspect.

Externally, the property continues to impress. A generous decked terrace provides an excellent entertaining space, leading down to a lawned garden with pond and a further patio seating area. A block-paved path gives access to a garage, versatile summer house, previously used as a hobby/gym room but offering scope for a variety of uses, steps to the lower lawn which, in addition, leads to a garden shed and an area of garden that would make a super kitchen garden, ideal for those who like to grow their own. The detached single garage sits to the bottom of the tarmacked driveway which provides parking for 2-3 vehicles.

Ready for immediate occupation, this superb property combines flexible living accommodation with a well-designed garden and excellent outbuildings, all within a desirable cul-de-sac community.





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Appleby is an historic market town located just 14 miles south east of Penrith and J40 of the M6. The A66 bypasses the town and gives good access to the north and also to the A1 at Scotch Corner. 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.

- Superb three bed semi-detached home
- Well-proportioned accommodation
- Wood-burning stove
- Two double bedrooms and a single room
- Family bathroom
- Generous gardens and raised terrace
- Summer house, garden shed and detached garage
- Ample driveway parking
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - D



ACCOMMODATION

Entrance Hall

Living Room/Dining

11' 1" x 21' 11" (3.38m x 6.67m)

Kitchen

16' 3" x 7' 11" (4.96m x 2.41m)

WC

Utility Porch

7' 11" x 7' 1" (2.42m x 2.16m)

Landing

Bathroom

6' 6" x 7' 7" (1.99m x 2.31m)

Bedroom 1

10' 5" x 10' 10" (3.18m x 3.30m)

Bedroom 2

9' 11" x 10' 9" (3.01m x 3.27m)

Bedroom 3

5' 11" x 6' 6" (1.81m x 1.97m)

Garage

Rear Garden

Driveway – 3 Parking Spaces





ADDITIONAL INFORMATION

Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. 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.

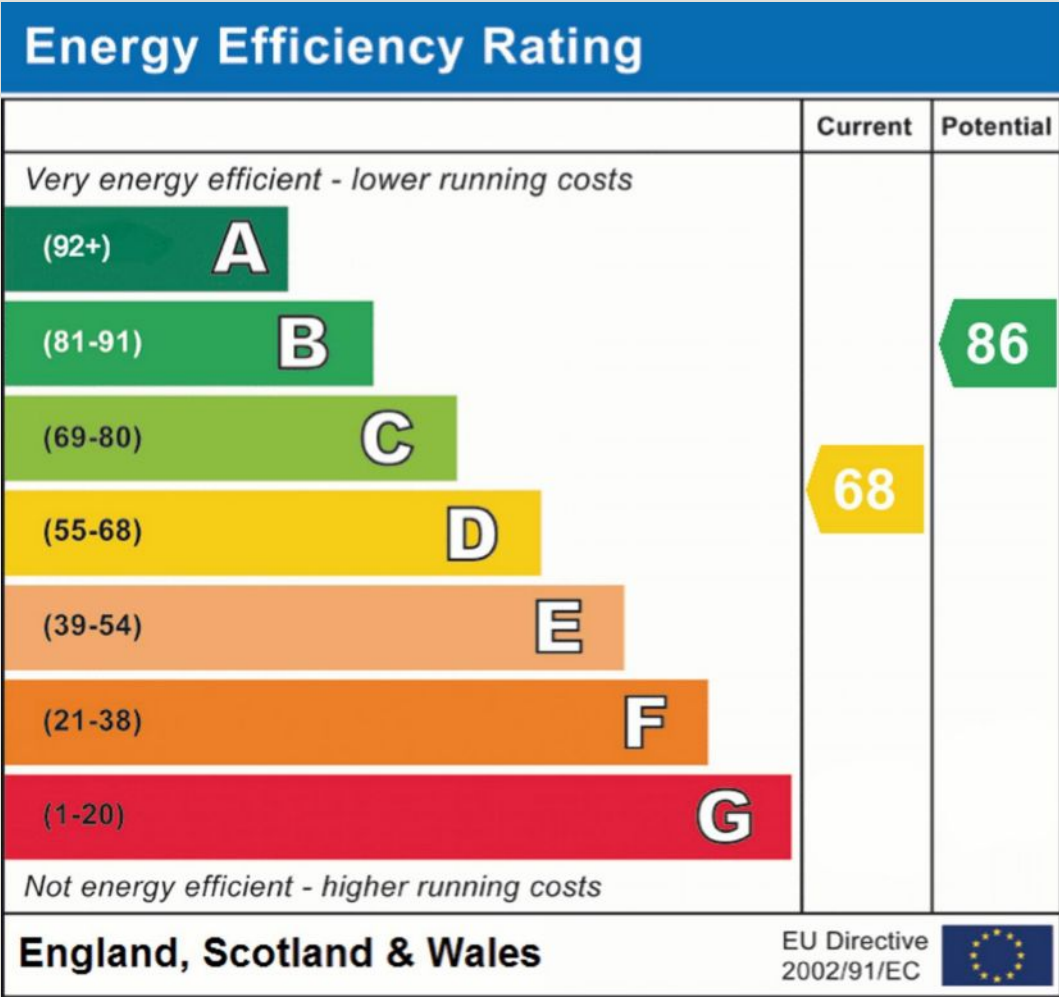
Directions

What3Words – [///adapt.carriage.mavericks](#) From the center of Appleby, proceed along Bridge Street and turn left. At the junction turn left into The Sands and follow the road under the railway bridge. Halfway up Long Marton road take the right hand turn onto Romany Way and the property can be found at the end of the cul-de-sac on the right hand side.

Referrals & 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.







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