



12 Garth Heads Road, Appleby-In-Westmorland – CA16 6UD

Guide Price £225,000

PFK



# 12 Garth Heads Road

Appleby-In-Westmorland

## Charming 3-Bedroom Terraced Cottage with Versatile Rooms, Garden & Outhouses

Positioned in a desirable and convenient location, this deceptively spacious 3-bedroom terraced cottage is brimming with character, versatility, and potential. Offering a delightful blend of period features and practical living spaces, it's a home that will appeal to a variety of buyers.

The accommodation briefly comprises an inviting entrance hall leading to a well-proportioned dining room, complete with a charming stone fireplace housing an open fire, as well as shelved recesses and doors that flow into both the kitchen/diner and the generous living room. The living room enjoys dual aspect windows, with views over the attractive front garden, and a further stone fireplace forms a striking focal point—we understand an open fire is located behind the current electric fire.

The rear-aspect kitchen provides a good range of units with complementary worktops, tiled splashbacks, and a stainless steel sink positioned beneath a window overlooking the private yard. There's ample space for a freestanding fridge/freezer and washing machine, and the delightful Stoves range cooker is included in the sale. A uPVC door opens directly to the rear yard, and stairs from the kitchen lead to the first floor landing.





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Upstairs, you'll find three bedrooms—two spacious doubles to the front (one with fitted wardrobes and dressing area) and a further smaller double room to the rear—as well as a family bathroom with WC, basin, and cast iron bath with mains shower over. Fitted shelves add useful storage, and the wall-mounted boiler is neatly housed. A loft hatch provides access to one of the two spacious attic rooms, with the other accessed via a fitted ladder behind a door off the landing, offering exciting scope for further use, subject to relevant consents.

Externally, the home enjoys a beautiful, established front garden accessed via stone steps, with a variety of mature flowers and shrubs surrounding a central lawn and pathway. To the rear, a surprisingly spacious and low-maintenance yard provides privacy and practicality, complete with two excellent outhouses—one a former coal store, the other fitted with electricity and ideal as a garden workshop or storage space. An outdoor tap adds to the convenience.

Please note: There is a right of way for the owner of number 12, and workmen, to pass through the neighbours' back yards for bin access, maintenance etc.

With an abundance of natural light, flexible rooms, and charming features throughout—not to mention attic space ripe with potential—this wonderful cottage is ready to welcome its next chapter. Early viewing is highly recommended.





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### Appleby-In-Westmorland

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 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.

- Charming 3 bed terraced cottage
- Deceptively large proportions and versatile rooms
- Delightful cottage garden
- Abundant natural light throughout
- Low maintenance rear yard with two excellent outhouses
- Scope and potential on offer with spacious attic rooms
- Desirable and convenient location
- Double glazed doors and windows
- Council Tax Band - C
- Tenure - Freehold
- EPC Rating D



## ACCOMMODATION

### Dining Room

12' 5" x 12' 1" (3.79m x 3.68m)

### Kitchen

12' 1" x 13' 1" (3.68m x 4.00m)

### Living Room

21' 2" x 11' 9" (6.46m x 3.58m)

## FIRST FLOOR

### Landing

### Bathroom

3' 4" x 12' 6" (1.02m x 3.82m)

### Bedroom 1

12' 7" x 11' 0" (3.83m x 3.35m)

### Bedroom 2

10' 2" x 10' 9" (3.11m x 3.28m)

### Bedroom 3

7' 9" x 10' 2" (2.36m x 3.10m)

### Attic Room 1

11' 8" x 16' 9" (3.55m x 5.10m)

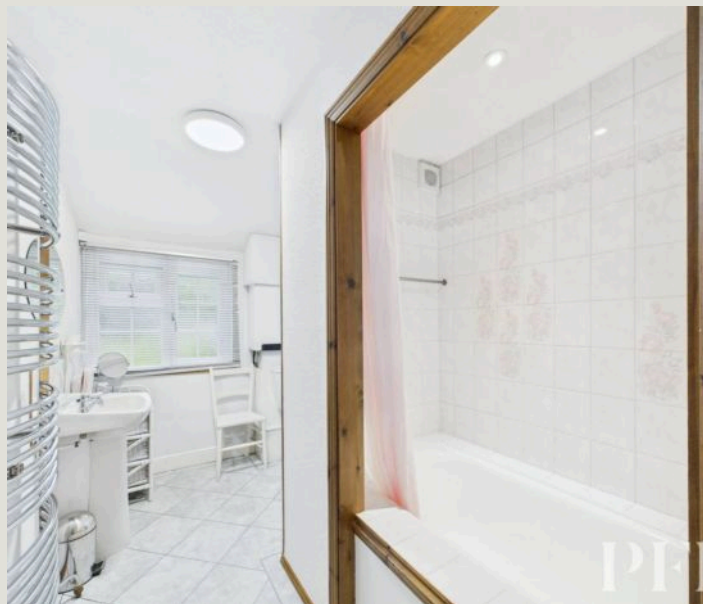
### Attic Room 2

12' 6" x 13' 4" (3.81m x 4.07m)

## EXTERNALLY

### Front Garden & Yard

**Parking** - On Street parking only





## ADDITIONAL INFORMATION

### Services

Mains connected water, drainage, electricity and gas. Gas central heating. Double glazed windows and doors fitted. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

The Vendors have a warranty for woodworm following previous treatment.

### Directions

What3Words - ///lonely.defrost.finishers Travelling east on the A66, take the slip road into Appleby. Proceed past the Grammar School and as you descend down the hill take the left turn, follow the road up the hill and take the first right onto Garth Heads Road. Follow the road, passing Clifford Road, Bellevue Road and Pembroke Street and the property is located on the left hand side, in a slightly elevated position.

### Referral & Other Payments

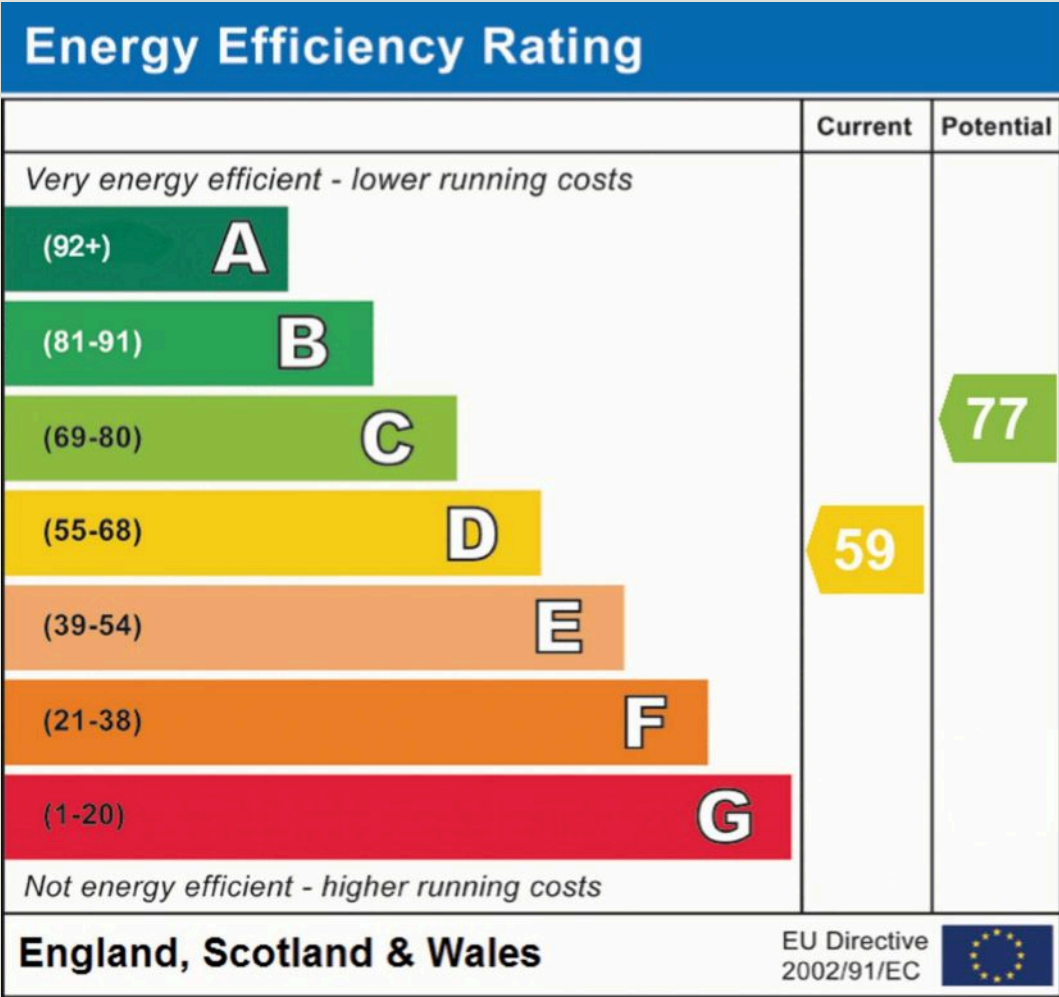
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Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned 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.















## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

[penrith@pfk.co.uk](mailto:penrith@pfk.co.uk)

[www.pfk.co.uk](http://www.pfk.co.uk)

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