



35 Colby Lane, Appleby-In-Westmorland - CA16 6RJ

Guide Price £415,000

PFK

35 Colby Lane

Appleby-In-Westmorland

Impressive 4-Bedroom Detached Bungalow with Double Garage & Generous Grounds

This substantial and beautifully maintained detached bungalow offers spacious and versatile living, perfectly suited for families or those seeking a home with flexible accommodation.

Upon entering, you are welcomed by a bright entrance hall with a double-fronted cloaks cupboard, leading through to the side hall and a practical rear hall off the kitchen, giving access to a WC, utility room with sink, and space for freestanding appliances. A store cupboard also houses the oil-fired boiler for added convenience.

The elegant living room enjoys a front aspect bay window and additional side windows, creating a light-filled space centered around an attractive electric fire. A further sitting room provides additional reception space, featuring a side aspect window and useful storage.

At the heart of the home lies a spacious kitchen/diner, fitted with a range of wooden-fronted wall, base, and tall units, complemented by integral appliances including a fridge and dishwasher. A Leisure Rangemaster cooker with extractor fan is a standout feature, while twin side windows and a stainless steel sink ensure a bright and practical space. From here, you can access the rear hall and a large airing cupboard housing the water cylinder.



35 Colby Lane

Appleby-In-Westmorland

The property boasts four generously sized double bedrooms, one with a built-in wardrobe and another with an integral cupboard. A modern four-piece family bathroom completes the internal accommodation, including a large bathtub and electric shower.

Externally, the property continues to impress. A large double garage benefits from twin electric doors, pedestrian access, power, lighting, and its own consumer unit. The block-paved driveway offers parking for multiple vehicles. The gardens have been thoughtfully designed for ease of maintenance, with a rear garden ideal for entertaining, complemented by an attractive side garden bursting with colour from established shrubs, trees, and flowers. The gravelled front garden, with walled boundary and gated access, provides both charm and privacy within the rural surroundings.

This exceptional bungalow combines generous accommodation, practical features, and beautiful gardens, making it an ideal home for families or anyone seeking space both inside and out.





35 Colby Lane

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.

- Impressive 4 bed detached bungalow
- Immaculately maintained and versatile accommodation
- Generous plot with low maintenance gardens
- Ample parking for several vehicles
- Double garage with electric doors
- Desirable location within this historic town
- Council Tax Band E
- Tenure - Freehold
- EPC Rating - E



ACCOMMODATION

Front Entrance Hall

Living Room

19' 5" x 15' 0" (5.92m x 4.58m)

Sitting Room

14' 0" x 13' 10" (4.27m x 4.22m)

Kitchen / Dining

19' 1" x 9' 4" (5.82m x 2.84m)

Utility Room

8' 6" x 6' 2" (2.59m x 1.87m)

WC

4' 2" x 5' 10" (1.28m x 1.79m)

Bathroom

4' 6" x 8' 11" (1.37m x 2.71m)

Bedroom 1

11' 1" x 12' 11" (3.37m x 3.94m)

Bedroom 2

11' 11" x 14' 2" (3.62m x 4.31m)

Bedroom 3

14' 10" x 8' 11" (4.52m x 2.72m)

Bedroom 4

11' 11" x 11' 1" (3.62m x 3.37m)

Garage

23' 10" x 26' 8" (7.26m x 8.13m)

Front Garden

Rear Garden

Driveway - 4 Parking Spaces





ADDITIONAL INFORMATION

Services

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

Directions

What3Words: [///symphonic.campus.voter](https://www.what3words.com/#!/symphonic.campus.voter) (rear parking).

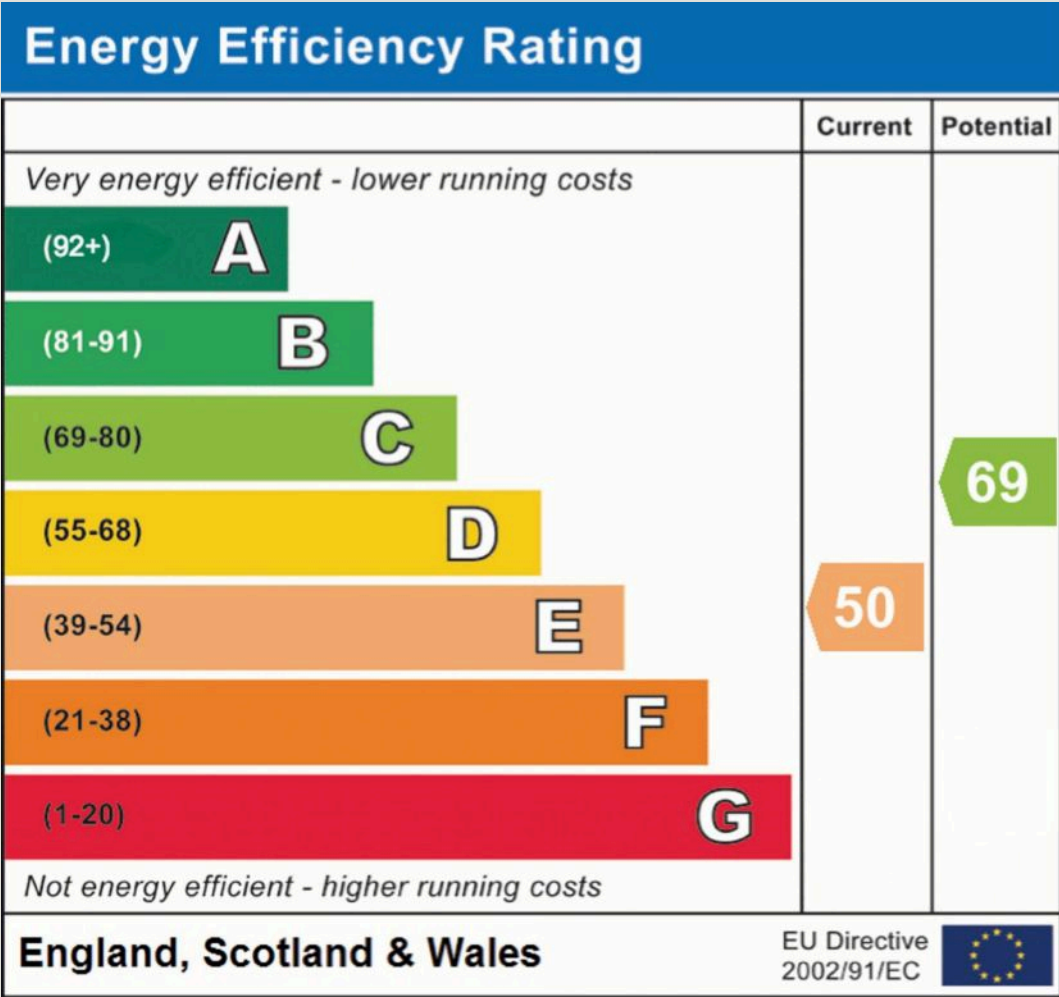
From the bridge in the center of Appleby, proceed up Boroughgate towards the castle. Follow the main road down to the right in front of the castle and then take the second left turn into Colby Lane. Continue past the right turn for Glebe Road and the property is on the right hand side, just after the turn for Overwood Place. The gates drives for both the front and rear of the property are located off Overwood Place.

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.









PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

