



38 Westmorland Rise, Appleby-In-Westmorland, CA16 6SJ

Guide Price £385,000

PFK

38 Westmorland Rise

The Property:

A Spacious Detached Family Home in a Peaceful Setting

Tucked away at the end of a quiet estate and set within a generous plot, this beautifully presented detached home was thoughtfully designed and built by its current owners with modern family living in mind.

Inside, the accommodation is bright and well-planned. A large, triple-aspect living room with a feature gas fireplace provides an inviting space to relax, while the open-plan kitchen and dining area flow seamlessly into a spacious garden room – perfect for both family gatherings and entertaining. A convenient downstairs WC, practical utility room, and plenty of storage add to the home's functionality.

Upstairs, the property offers three well-sized double bedrooms, including a principal suite complete with en-suite shower room and walk-in wardrobe, alongside a fourth single bedroom. A stylish family bathroom, featuring a freestanding clawfoot bath, completes the first floor.

Externally, the property continues to impress with ample driveway parking for multiple vehicles, a detached single garage, and generous lawned gardens. A substantial patio seating area makes the most of the outdoor space, ideal for enjoying summer evenings with family and friends.





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Location & directions:

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 by-passes 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.

Directions

From Penrith take the A66 to Appleby, and follow the road into the town, passing the Grammar School on your right. As you proceed down the hill towards the Sands, take the left turn on to Station Road, and proceed up the hill. Turn left at the primary school, follow the road through the development and the property can be found on the right hand side at the head of the cul-de-sac.



- Detached family home
- Four bedrooms
- Two bathrooms
- Large corner plot
- Parking & Garage
- Tenure - freehold
- Council tax - Band E
- EPC rating C

ACCOMMODATION

Entrance Reception Hallway

Accessed via part glazed, uPVC front entrance door. Doors to ground floor rooms, under stairs storage cupboard and stairs to first floor accommodation.

WC

Fitted with WC and wash hand basin.

Laundry/Utility Room

5' 9" x 10' 2" (1.74m x 3.09m)

Front aspect room with built in base storage units, contrasting work surfacing, sink/drainage unit and space/power/plumbing for washing machine.

Living Room

13' 6" x 20' 9" (4.12m x 6.33m)

A bright, triple aspect, reception room with radiator and feature fireplace housing gas fire.

Open Plan Dining Kitchen

22' 9" x 10' 2" (6.94m x 3.11m)

A light and airy, open plan living space with two windows and an abundance of light from the adjoining garden room. Kitchen area is fitted with a range of wall and base units with complementary work surfaces incorporating Belfast sink with mixer tap. A matching breakfast bar provides informal dining space. Built in gas oven and hob with extractor fan over, integrated dishwasher and fridge freezer. Dining area has a radiator and ample space for large dining furniture. Open access into:-

Garden Room

13' 1" x 10' 2" (3.99m x 3.09m)

A wonderful additional living space with patio doors providing access out to the rear garden.



FIRST FLOOR LANDING

With window at half landing level and built in airing cupboard.

Family Bathroom

10' 0" x 7' 3" (3.04m x 2.21m)

Partly tiled, family bathroom fitted with heated towel rail and three piece suite comprising freestanding, claw footed bath, WC and wash hand basin.

Principal Bedroom

11' 2" x 15' 9" (3.40m x 4.79m)

A large, principal bedroom with two side aspect windows, radiator, walk-in wardrobe and en suite shower room.

Walk-in Wardrobe

6' 7" x 4' 8" (2.00m x 1.42m)

En Suite Shower Room

7' 0" x 4' 8" (2.13m x 1.42m)

Front aspect room with tiled, shower cubicle fitted with electric shower, WC, wash hand basin and heated towel rail.

Bedroom 2

11' 3" x 9' 6" (3.43m x 2.90m)

Rear aspect, double bedroom with radiator.

Bedroom 3

13' 8" x 9' 6" (4.16m x 2.90m)

Rear aspect, double bedroom with radiator.

Bedroom 4

5' 10" x 10' 11" (1.78m x 3.32m)

Dual aspect, single bedroom with windows to front and side elevations. Radiator and access to loft space (via hatch).



EXTERNALLY

Garden

A large, patio seating area to one side of the property provides access to gravelled pathway and a good sized lawn with established trees and shrubs. To the rear there is a further, large lawned garden with substantial fencing providing an excellent degree of privacy. External water tap and power supply point.

Driveway

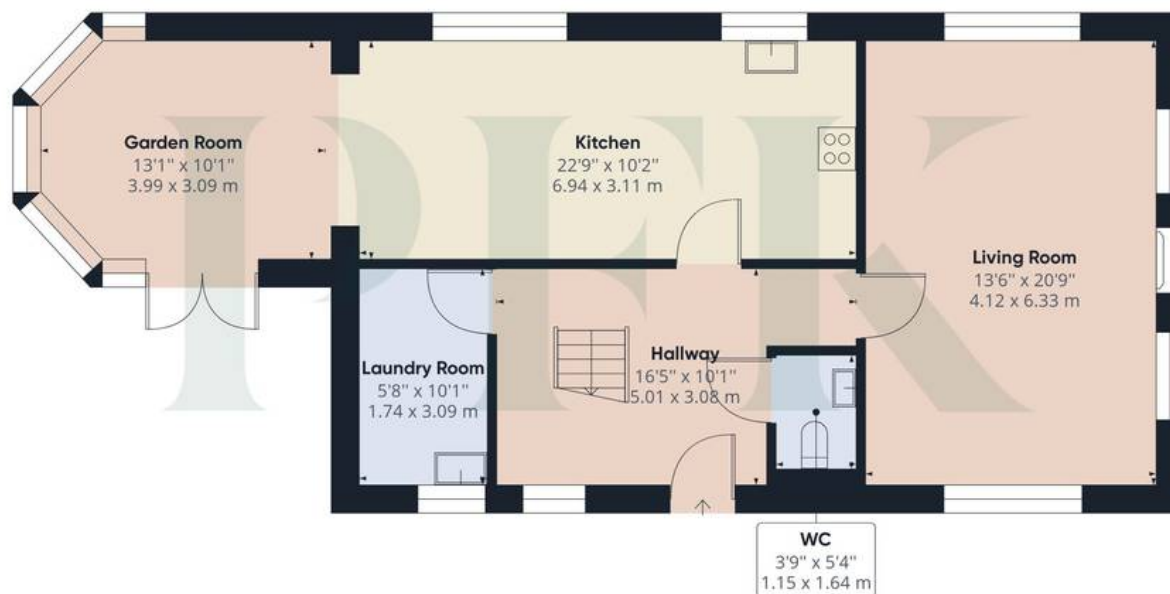
2 Parking Spaces

A substantial tarmac driveway at the front and one side of the property provides off road parking for multiple vehicles.

Detached Single Garage





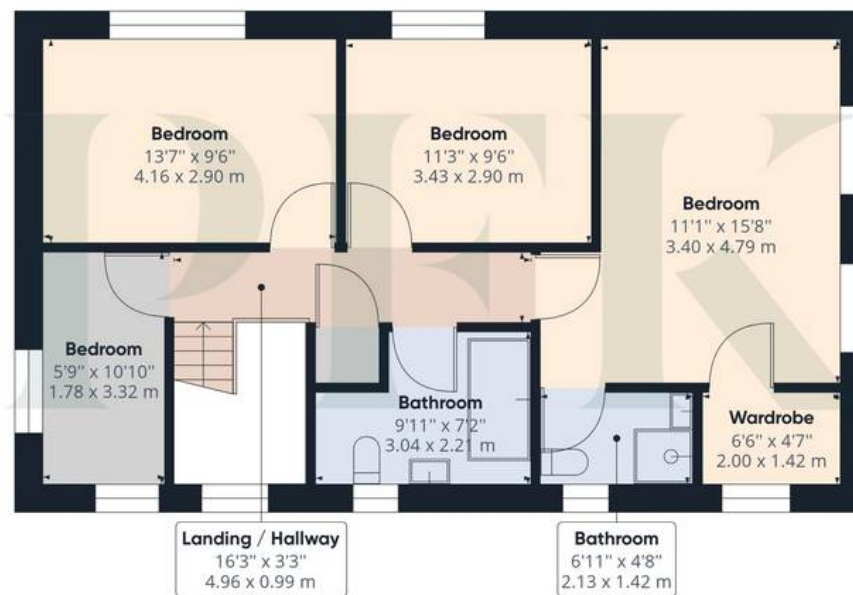


Floor 0

Approximate total area⁽¹⁾

1576.18 ft²

146.43 m²



Floor 1

(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.

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ADDITIONAL INFORMATION

Access

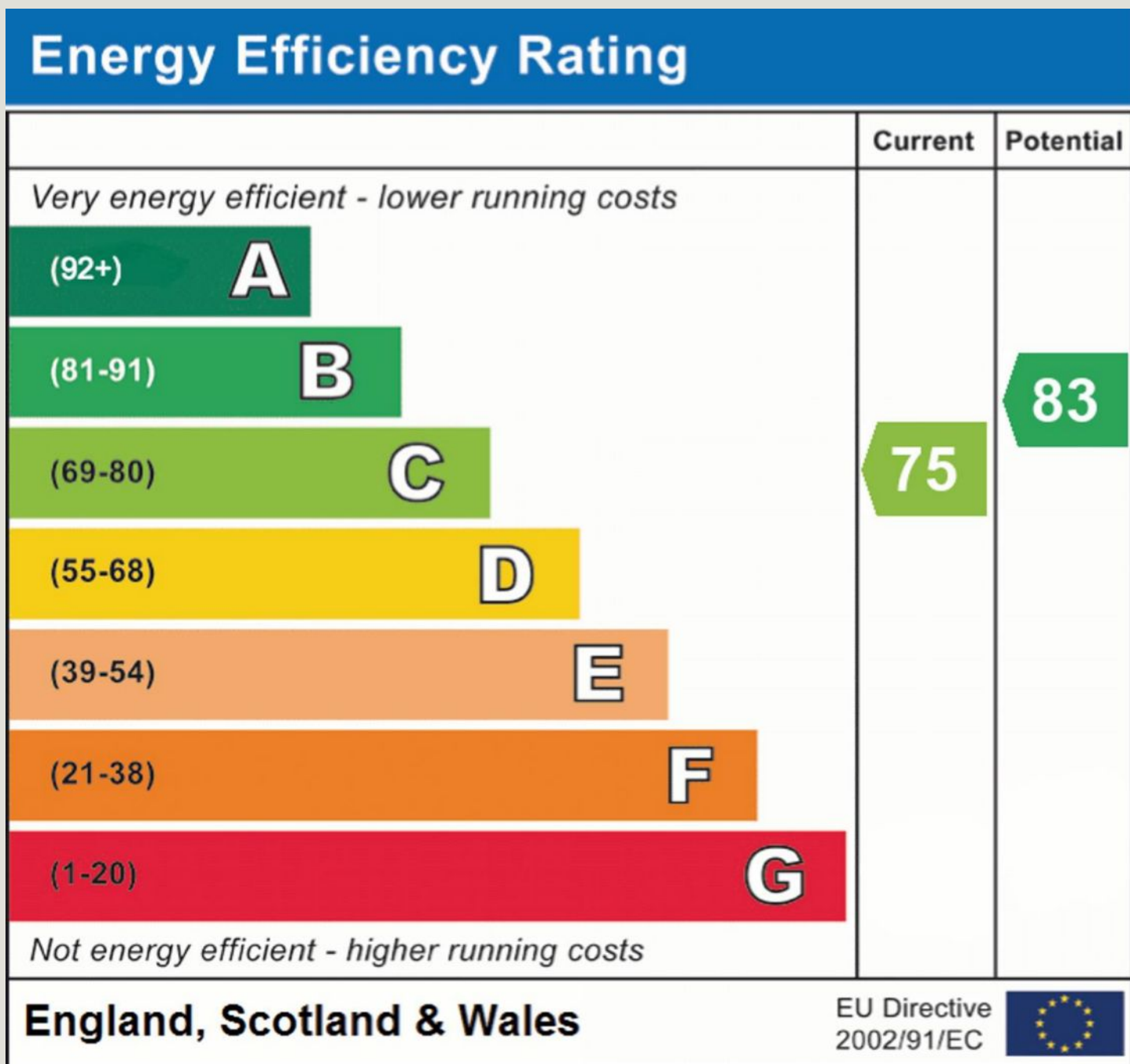
Access to the property is via a private road, maintenance of which is the responsibility of the property owner(s).

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: 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; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances – average referral fee earned in 2022 was £260.48; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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