



**3 Friary Fields, Appleby-In-Westmorland – CA16 6UT**

Guide Price **£375,000**

**PFK**

## 3 Friary Fields

Appleby-In-Westmorland

**“Versatile 3 to 4 bed Detached Family Home in a Desirable Setting”**

Set within an attractive and desirable rural development, this detached three to four bedroom residence offers a wonderful blend of space, flexibility, and comfort — perfectly suited to modern family living.

The welcoming entrance hall sets the tone for the home, complete with a useful storage cupboard and a convenient WC. From here, the entrance hall also leads to a versatile utility/shower room with a tiled shower, stainless steel sink, and plumbing for a washing machine. A door opens into the former garage, thoughtfully converted into a generous reception room. Previously used as a living room/bedroom, this adaptable space benefits from its own side porch and outdoor access, making it ideal for a guest suite, playroom, or home office.

The main living areas flow beautifully from the inner hall. To the front, the light-filled living room features an ornate fireplace with an electric fire, providing a warm focal point. Built-in cabinetry offers both storage and display space. A part-glazed door leads into the formal dining room — a versatile space that connects seamlessly to both the kitchen and the sunroom. The sunroom, with its peaceful garden views, is the perfect spot to unwind and soak up the outlook.



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### Appleby-In-Westmorland

The well-equipped kitchen is both practical and welcoming, with ample room for family dining. Fitted with a range of wall and base units, display shelving, tiled splashbacks, and a 1.5 sink beneath a rear-facing window, it also boasts integrated appliances including a double oven, dishwasher, and gas hob with extractor. Space is provided for additional freestanding appliances, while a side door offers easy garden access.

Upstairs, three generously proportioned double bedrooms are complemented by a spacious family bathroom, complete with a four-piece suite: bath, WC, basin, and a separate shower cubicle. An airing cupboard with shelving and cylinder adds further practicality.

Externally, the property is surrounded by delightful gardens to the front, side, and rear, featuring established shrubs, mature trees, and extensive lawns. A flagged patio provides a sunny spot for outdoor dining, while pathways allow access around the entire home. To the front, a tarmacadam driveway offers parking for up to four vehicles.

This property combines flexible living accommodation with a charming rural location — a home designed to adapt to the needs of its next owners.





### 3 Friary Fields

#### 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 the LDNP 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 Carlisle to Settle Line.

- Well-proportioned three/four bed detached home
- Additional living space (converted garage)
- Flexible accommodation
- Gardens to front, side and rear
- Driveway parking
- Desirable residential location
- Over looking a delightful green
- Tenure - Freehold
- Council Tax Band - E
- EPC Rating - TBC



## ACCOMMODATION

### Entrance Hall

7' 9" x 5' 11" (2.37m x 1.80m)

### Inner Hall

8' 9" x 8' 11" (2.66m x 2.71m)

### WC

3' 3" x 5' 8" (1.00m x 1.72m)

### Living Room

13' 0" x 16' 8" (3.95m x 5.08m)

### Kitchen / Dining

14' 6" x 13' 6" (4.43m x 4.11m)

### Dining Room

10' 3" x 12' 0" (3.12m x 3.66m)

### Sun Room

10' 9" x 11' 8" (3.28m x 3.56m)

### Shower Room / Utility

7' 5" x 5' 7" (2.27m x 1.71m)

### Sitting Room / Bedroom

18' 1" x 17' 2" (5.52m x 5.24m)

### Side Porch

5' 7" x 5' 7" (1.71m x 1.70m)

## FIRST FLOOR

### Landing

3' 2" x 3' 11" (0.96m x 1.19m)

### Bathroom

10' 3" x 6' 7" (3.12m x 2.00m)

### Bedroom 1

10' 3" x 16' 1" (3.12m x 4.89m)

### Bedroom 2

13' 1" x 11' 11" (3.99m x 3.62m)

### Bedroom 3

9' 9" x 10' 0" (2.96m x 3.04m)



## EXTERNAL

### Garden

Extending from the front, to the side and to the rear.

### Driveway

4 Parking Spaces

## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Directions

What3Words - ///dentistry.frame.sigh From Penrith, travel along the A66 eastbound, taking the Appleby junction and following the road into Appleby itself. Continue along the road and under the railway bridge, passing the Grammar School descend down the hill towards The Sands. After passing the Funeral Directors on the left hand side, take the next left, followed by the next left then bearing right, where the property is a short distance along on the right.

### 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 : 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. All figures quoted are inclusive of VAT.







Floor 0



Floor 1

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Approximate total area<sup>1)</sup>

1713 ft<sup>2</sup>

159.1 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFT 360



## 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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