



24 Barrowmoor Road, Appleby-In-Westmorland – CA16 6SB

Guide Price **£190,000**

PFK

24 Barrowmoor Road

Appleby-In-Westmorland

Charming Two-Bedroom Bungalow with Lovely Countryside Views.

Located within a popular residential estate in the historic market town of Appleby, this well-positioned **two-bedroom semi-detached bungalow** offers comfortable single-level living and wonderful rear views over the surrounding countryside.

The accommodation comprises an **entrance hall** with a useful cloaks/storage cupboard and access into a **spacious living room**, complete with a bay window allowing natural light to flood the space. While the existing gas fire is not currently working, the chimney breast provides an ideal opportunity to install an alternative feature, creating a welcoming focal point to the room.

From the living room, the **inner hall** grants access to the **kitchen, shower room**, and both **bedrooms**. The kitchen is fitted with a range of wall and base units, a work surface with plumbing and space beneath for a washing machine, and a gas hob with extractor above (please note that the integrated double oven is not working). There is also a wall-mounted boiler and space for a fridge, along with an external door leading to the side of the property.

The **shower room** is fitted with a three-piece suite comprising a shower with wall panelling, WC, and wash basin, along with a heated towel rail and side aspect window.

- 2 bed semi-detached bungalow
- Well-positioned on this popular estate
- Generous gardens



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Both bedrooms are positioned to the rear of the bungalow, each enjoying beautiful views of the garden and countryside beyond. The **principal bedroom** is a good-sized double, while the second bedroom offers versatility as a guest room, study, or hobby space.

Externally, the property features **driveway parking** leading to a **detached single garage** with a manual up-and-over door and side pedestrian access. The **front garden** is low-maintenance, while the **rear garden** is a particularly attractive feature — largely laid to lawn and offering ample space to create a delightful seating area, flower beds, or vegetable garden, with fabulous views of the surrounding countryside.

A fantastic opportunity to acquire a bungalow in a sought-after area, with potential to personalise and create a truly charming home in this picturesque corner of Appleby.





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Appleby-In-Westmorland, 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 provides 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.

- 2 bed semi-detached bungalow
- Well-positioned on this popular estate
- Generous gardens
- Detached garage
- Driveway parking
- Lovely countryside outlook to the rear
- Roof replaced in 2019
- EPC - TBC
- Tenure - Understood to be Freehold
- Council Tax Band - B



ACCOMMODATION

Front Entrance Hall

6' 8" x 3' 5" (2.02m x 1.04m)

Living Room

16' 2" x 11' 0" (4.93m x 3.36m)

Kitchen

9' 7" x 8' 8" (2.91m x 2.64m)

Inner Hall

6' 0" x 2' 10" (1.83m x 0.86m)

Shower Room

6' 0" x 5' 5" (1.84m x 1.64m)

Bedroom 1

12' 1" x 11' 0" (3.68m x 3.36m)

Bedroom 2

8' 10" x 8' 8" (2.68m x 2.65m)

External

Garage

17' 0" x 7' 11" (5.17m x 2.42m)

Front and Rear Gardens

Driveway Parking



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

The property can be located by using What3Words – [///tiling.twinge.chatters](https://www.what3words.com/tiling.twinge.chatters) or via the Post Code CA16 6SB. A For Sale board has also been erected for identifying purposes.

Referrals & Other Payments

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Floor 0 Building 1



Floor 0 Building 2

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Approximate total area⁽¹⁾

696 ft²
64.7 m²

(1) Excluding balconies and terraces

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

DRAFT/360



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