



18 Drawbriggs Court, Appleby-In-Westmorland – CA16 6JA

Guide Price £339,000

PFK

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Appleby-In-Westmorland

A Well-Maintained Detached Dormer Bungalow Offering Flexible Accommodation and Generous Gardens

This well-maintained detached dormer bungalow offers versatile and thoughtfully arranged accommodation, ideal for a range of lifestyles. Set within generous gardens and benefiting from parking and a detached garage, the property combines practicality with excellent potential for future extension, subject to the necessary consents.

The property is accessed via a useful entrance porch, which opens into a welcoming entrance hall. The ground floor accommodation includes a front-aspect living room, featuring double doors that lead through to the kitchen/dining room, creating a lovely flow for everyday living and entertaining.

Running along the rear of the property, the kitchen/dining room is a spacious and sociable area, offering ample room for dining furniture. The bespoke fitted kitchen comprises a range of wall and base units, a side dresser, and complementary work surfaces, with space provided for a free-standing cooker and fridge/freezer. Patio doors open directly onto the rear garden, while further doors provide access to the hallway and the utility room.



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The utility room is a particularly useful space, offering room for a washing machine and tumble dryer, along with open shelving, a stainless steel sink, and worktop. A recently fitted stable-style door leads to the side of the property, and the room also houses the wall-mounted boiler. A downstairs WC adds further convenience, while a front-aspect room currently used as a study offers excellent flexibility, lending itself equally well as a third bedroom or an additional reception room.

To the first floor, the landing leads to two further double bedrooms, a family bathroom, and a useful shelved linen cupboard. The family bathroom is fitted with a three-piece suite comprising WC, wash hand basin, and bath, and is complemented by a radiator, extractor fan, and an obscured side-aspect window.

Both first-floor bedrooms are positioned to the front of the property. The principal bedroom benefits from integrated wardrobes and a private ensuite, which comprises a three-piece suite including WC, basin, and a generously sized shower cubicle.



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Externally, the property continues to impress. A good-sized detached garage features a pedestrian door and manual up-and-over door, while driveway parking provides space for approximately two to three vehicles. The gardens extend around three sides of the property and are attractively landscaped with a combination of lawn, established hedgerows, shrubs, and mature trees. A sizeable rear patio offers excellent space for alfresco dining, while a greenhouse and flower beds will appeal to keen gardeners. The generous side lawn offers potential for extending the property, subject to the appropriate planning permissions and consents.

Offering flexible accommodation, attractive outdoor space, and scope to make it your own, this is a superb home that must be viewed to be fully appreciated.





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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 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.

- Well-maintained three bed dormer bungalow
- Detached and sat within generous gardens
- Versatile accommodation with downstairs bedroom
- Driveway parking and detached garage
- Conveniently location within historic town
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - C



ACCOMMODATION

GROUND FLOOR

Entrance Porch

3' 5" x 5' 4" (1.05m x 1.62m)

Hallway

Living Room

14' 9" x 12' 1" (4.50m x 3.69m)

Kitchen / Dining

9' 0" x 21' 8" (2.74m x 6.60m)

Utility Room

7' 7" x 5' 0" (2.32m x 1.52m)

Downstairs WC

3' 11" x 7' 7" (1.20m x 2.30m)

Study / Bedroom 3

11' 6" x 8' 0" (3.50m x 2.44m)

FIRST FLOOR

Landing

Bathroom

8' 2" x 7' 5" (2.49m x 2.26m)

Bedroom 1

11' 11" x 11' 1" (3.62m x 3.38m)

En-suite

7' 9" x 7' 11" (2.37m x 2.42m)

Bedroom 2

12' 4" x 10' 2" (3.75m x 3.09m)

EXTERNAL

Garden, Garage and Driveway Parking



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating. 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

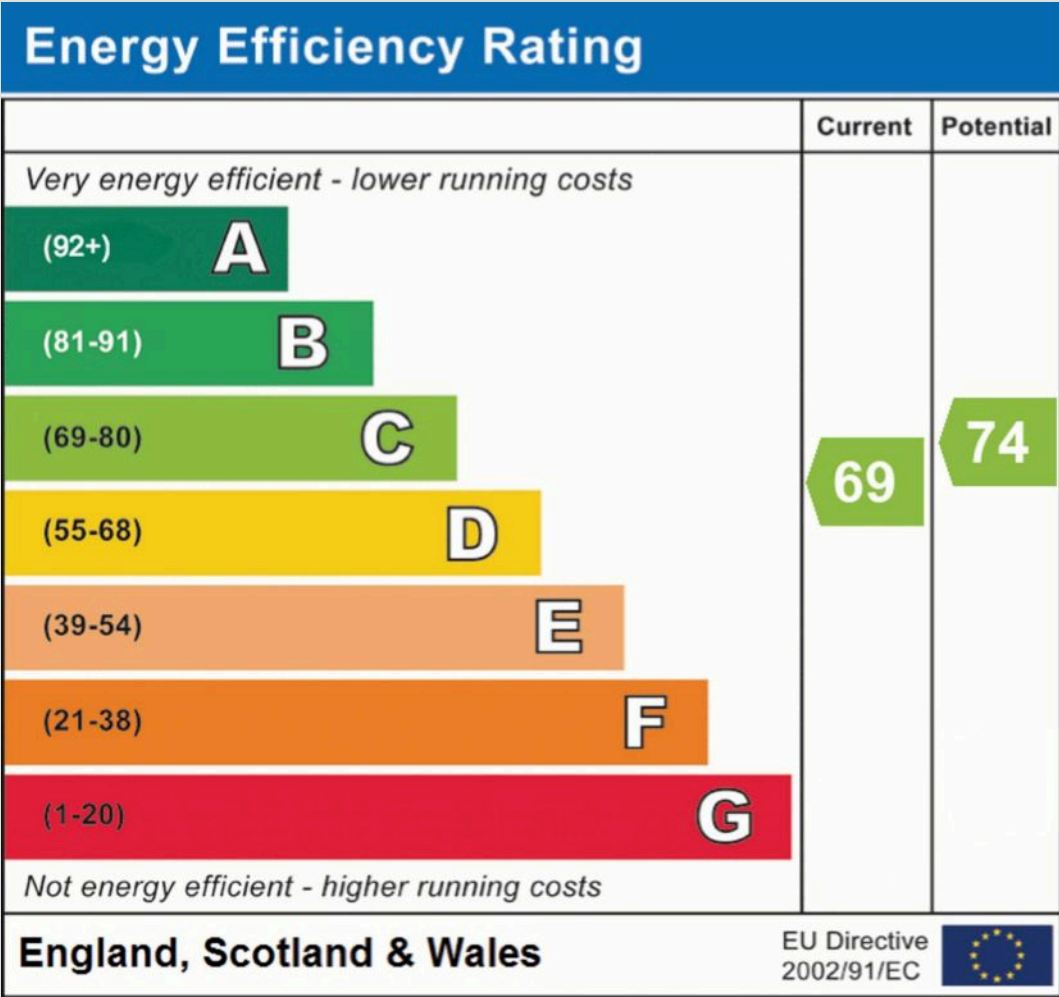
What3Words - ///paramedic.prepares.sparks From Penrith, travel along the A66 eastbound, taking the turn off for Appleby and follow the road through town, past the Sands and the bowling green. Turn left into Drawbriggs Lane, and left again onto Drawbriggs Mount. The property is on the right hand side at the head of the cul-de-sac.

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