



11 Murton Close, Appleby-In-Westmorland – CA16 6RE

Guide Price £165,000

PFK

11 Murton Close

Appleby-In-Westmorland

A charming and deceptively spacious one bedroom semi-detached bungalow, set within a desirable and conveniently positioned cul-de-sac in the historic market town of Appleby. Offering well proportioned accommodation together with a surprisingly generous plot, this delightful home provides an excellent opportunity for those seeking a manageable property with lovely outdoor space and a wonderful outlook. A welcoming entrance hall provides access to all of the principal rooms and includes a useful cloaks cupboard. To the front, the living room is a lovely light and inviting space, centred around a gas fire set within a brick surround and enjoying a particularly attractive large box bay window.

Positioned to the rear is the spacious dining kitchen, with ample room for a dining table and chairs. The kitchen comprises a range of wall and base units with under unit lighting, complemented by a contrasting work surface and tiled splashbacks. Integrated appliances include an eye level oven, fridge/freezer and induction hob with extractor over, while there is also space for a washing machine and tumble dryer. A 1.5 bowl sink with drainer and mixer tap sits beneath the rear window, with an external door providing direct access to the garden.

The double bedroom is positioned to the front of the property, while the bathroom comprises a white three-piece suite including WC, wash hand basin and bath with electric shower over.



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Outside, the property continues to impress with a good sized plot and gardens designed with ease of maintenance in mind. The front garden is laid with artificial lawn, with a gravelled pathway, corner flower bed and additional gravelled area to the front of the garden itself providing a practical and attractive approach. Established shrubs add a good degree of privacy.

A driveway extends to the side of the property and leads to the rear, with block paving continuing through the rear garden. Generous in size, the garden provides plenty of space for seating, garden storage and, importantly, a lovely summer house, which will remain in situ — an ideal spot for enjoying warmer days and making the most of the peaceful surroundings. From the rear garden, there are also wonderful views towards the beautiful and historic Appleby Castle.

Combining deceptively spacious accommodation with a generous plot, excellent parking, low-maintenance gardens and a superb outlook towards Appleby Castle, this is a delightful bungalow in a highly convenient position, offering a comfortable and easy-to-manage home with plenty to enjoy both inside and out.





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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 Lake District National Park 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.

- Deceptive one bedroomed bungalow
- Semi-detached with lovely outlook
- Front and rear gardens
- Off-road driveway parking
- Convenient location within a desirable cul-de-sac
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - D



ACCOMMODATION

Entrance Hall

Living Room

12' 10" x 12' 3" (3.90m x 3.73m)

Dining Kitchen

8' 0" x 16' 6" (2.44m x 5.02m)

Bathroom

5' 7" x 6' 6" (1.69m x 1.99m)

Bedroom

9' 5" x 10' 10" (2.88m x 3.29m)

EXTERNAL

Driveway Parking

Front and Rear Gardens



ADDITIONAL INFORMATION

Personal Interest Declaration

Estate Agency Act 1979 – Please be advised the seller is an employee of PFK Estate Agents.

Services

Mains electricity, gas, water and drainage. Gas Central Heating. Double Glazed windows. 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

The property can be located by using What3Words – [///kilt.these.awestruck](https://www.what3words.com/#!/kilt.these.awestruck) or via the Post Code CA16 6RE.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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