



14 Clifford Street, Appleby-In-Westmorland - CA16 6TS

Guide Price £235,000

PEK

14 Clifford Street

Appleby-In-Westmorland

A Beautifully Presented Victorian Terraced Home with Flexible Accommodation Over Four Floors

This very well maintained and attractively presented Victorian terraced property offers versatile and flexible accommodation arranged over four floors, allowing it to function comfortably as a three- to four-bedroom home. Rich in period character yet thoughtfully updated, this impressive property boasts well-proportioned rooms and a layout ideally suited to modern living.

The property is accessed via a newly fitted front door, opening into a welcoming entrance vestibule with cloaks area and an attractive wooden internal door featuring coloured glass panels. This leads into the entrance hall, which provides access to the living room, dining room, kitchen, and staircase rising to the first-floor landing.

Positioned to the front of the property and enjoying a delightful bay window, the living room is a calm and cosy reception room, featuring a 'Woodwarm' multi-fuel stove set within an ornate tiled surround and hearth. Traditional picture rails and coving further enhance the character of this inviting space.

Further along the hallway is the beautiful dining room, a versatile reception room overlooking the rear garden. An open fire set within a decorative tiled surround and hearth creates a focal point, complemented by integrated cupboards to one side, making this an ideal room for entertaining or family dining.



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The kitchen is fitted with a range of cream shaker-style wall and base units, topped with solid wood work surfaces and upstands. Integrated appliances include an eye-level oven and microwave, dishwasher, and a five-ring induction hob with extractor above. Additional features include under-unit lighting, a side-aspect window, and a 1.5 ceramic sink with drainer and mixer tap. A beautifully preserved 'Aligo' range (not in use) adds further charm and character. A door from the kitchen leads down to the cellar, an excellent space with deceptive head height and housing the original coal store.

From the kitchen, access is provided to a useful utility area with a fully glazed door to the rear garden. The utility offers space and plumbing for a washing machine and tumble dryer, room for a fridge/freezer, and doors leading to the downstairs WC and sun room. The WC comprises a WC and basin, while the sun room provides a wonderful additional reception space—ideal for relaxing and enjoying a peaceful outlook over the garden. The ground floor benefits from recently fitted floor coverings to the living room, with oak flooring to the hallway and kitchen.



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The staircase rises from the entrance hall to a split-level first-floor landing. From the rear landing, there is access to a beautifully appointed family bathroom, fitted just two years ago and comprising a large bath, walk-in shower, WC, and basin set within a vanity unit. The room is fully panelled and finished with a heated towel rail. Also to this level is a rear-aspect room, ideal for use as an office, hobby room, or snug.

To the front landing are three bedrooms, including two good-sized double rooms, both featuring attractive fireplaces, and a charming single bedroom. A generously shelved cupboard provides additional storage, while a further door leads to the staircase rising to the attic room. The attic room is a spacious and versatile room, currently used as a bedroom and featuring a Velux window and useful storage cupboard.

Please note: it is unlikely this room complies with current building regulations for use as a bedroom.

Externally, the property enjoys low-maintenance gardens to both the front and rear. The rear garden benefits from gated access to the street behind (Bellevue) and features a sheltered undercover area, along with a gravelled garden providing ample space for seating and potted plants. To the rear of the sun room, there is additional space suitable for seating or a garden shed.

Attractive both inside and out, this is a charming and flexible Victorian home that has been carefully maintained and enhanced, offering generous accommodation and character throughout.



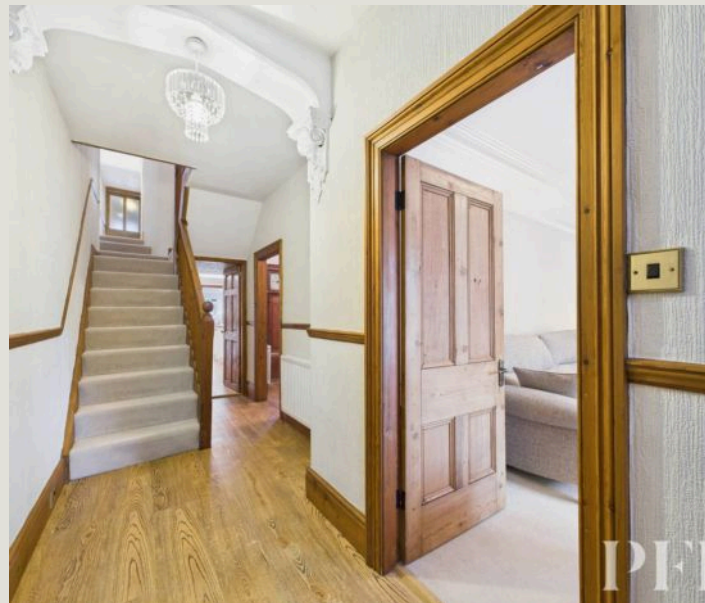


14 Clifford Street

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 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.

- Very well-presented 3/4 bed terraced property
- Spacious and versatile accommodation over 4 floors
- Well-maintained throughout
- Excellent cellar and attic room
- Attractive low maintenance gardens and rear access
- Well placed for local amenities and transport links
- Tenure - Freehold
- Council tax band - C
- EPC rating D



ACCOMMODATION

GROUND FLOOR

Entrance Vestibule

4' 8" x 5' 0" (1.43m x 1.53m)

Hallway

10' 2" x 12' 8" (3.11m x 3.87m)

Living Room

14' 10" x 16' 2" (4.51m x 4.93m)

Dining Room

13' 2" x 11' 7" (4.02m x 3.52m)

Kitchen

14' 8" x 9' 7" (4.47m x 2.91m)

Utility Room

4' 6" x 7' 6" (1.37m x 2.28m)

Downstairs WC

4' 2" x 2' 7" (1.27m x 0.78m)

Sun Room

12' 8" x 9' 5" (3.87m x 2.87m)

LOWER FLOOR

Cellar

11' 3" x 17' 9" (3.44m x 5.40m)



FIRST FLOOR

Landing

Family Bathroom

6' 2" x 7' 1" (1.87m x 2.17m)

Bedroom 1

13' 2" x 11' 1" (4.02m x 3.38m)

Bedroom 2

11' 11" x 10' 4" (3.64m x 3.16m)

Bedroom 3

8' 4" x 6' 8" (2.54m x 2.04m)

Study / Office / Hobby Room

6' 5" x 5' 9" (1.95m x 1.74m)

SECOND FLOOR

Habitable Attic Room

15' 5" x 17' 4" (4.71m x 5.28m)

EXTERNAL

Front and rear gardens - Attractive, low maintenance gardens

Parking - On Street 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.

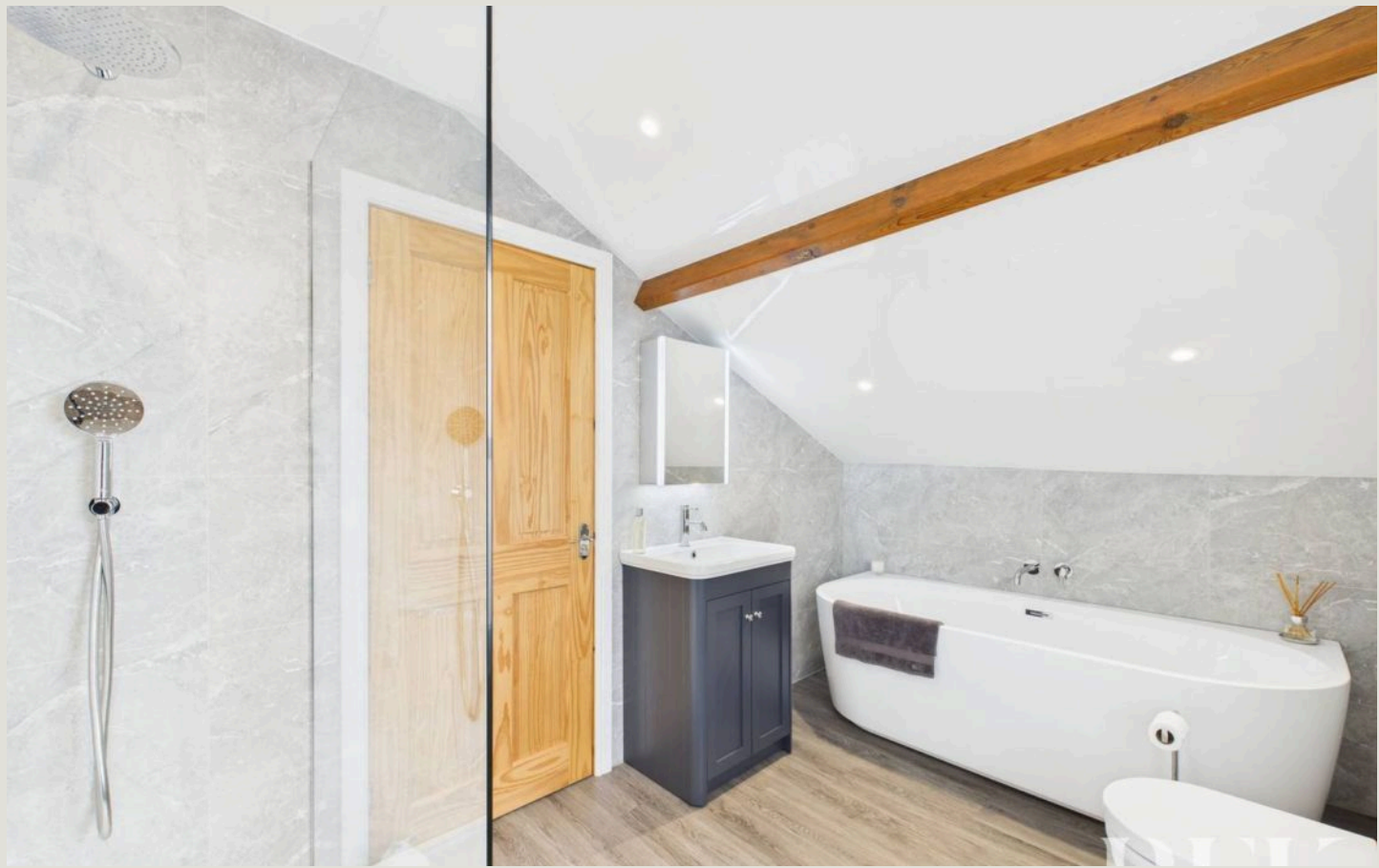
Directions

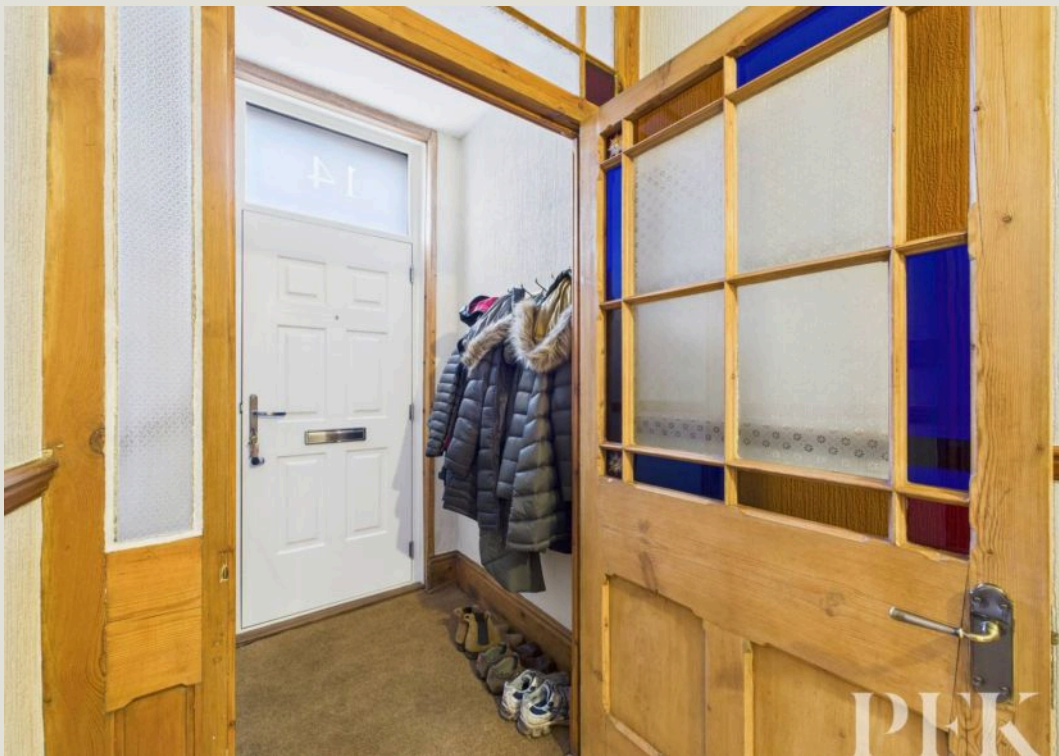
Travelling east on the A66, take the slip road into Appleby. Proceed past the Grammar School and as you descend down the hill take the left turn, follow the road up the hill and turn right just before the railway bridge. Take the first right into Clifford Street and Number 14 is located on the left hand side.

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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