

39 Church Street

Appleby Magna | DE12 7BB | Guide Price £375,000

ROYSTON & LUND

- Guide Price £375,000 - £395,000
- First Floor Family Shower Room
- Bi-Fold Doors Leading to Rear Garden
- Popular Location of Appleby Magna
- EPC D
- Three Well Proportioned Double Bedrooms
- Spacious Kitchen/Breakfast Room
- Close to Numerous Amenities
- Council Tax Band: C
- Freehold

















Guide Price £375,000 - £395,000

Royston & Lund are delighted to present this charming and characterful three-bedroom home, situated in the highly sought-after village of Appleby Magna. Beautifully blending period features with stylish contemporary improvements, this spacious property offers versatile living accommodation, a stunning open-plan kitchen/breakfast room and a beautifully landscaped rear garden designed for both relaxation and entertaining.

Upon entering the property, you are welcomed into a generous dining room which provides an inviting space for family meals and social occasions. Whilst the spacious living room, features a charming fireplace with log-burning stove, creating a warm and cosy focal point. The property retains a wealth of character throughout, while tasteful décor enhances its bright and welcoming atmosphere.

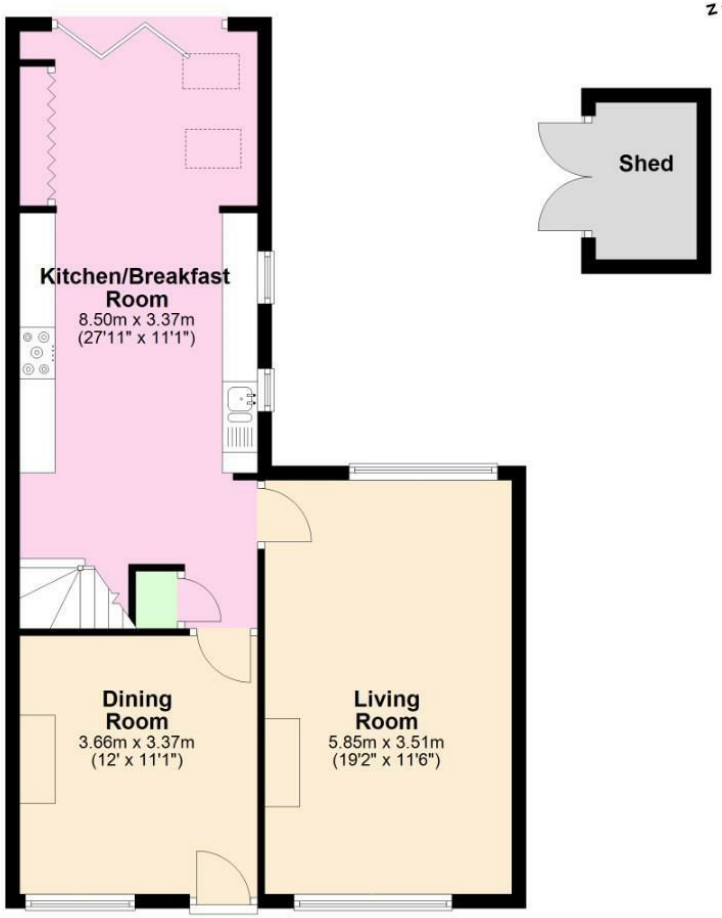
The heart of the home is undoubtedly the impressive kitchen/breakfast room. Extending from the rear of the property, this contemporary space offers an excellent range of fitted units, generous work surfaces and ample room for informal dining. A striking vaulted ceiling with skylights floods the room with natural light, while large glazed bi-fold doors and picture windows provide attractive views over the garden and create a seamless connection between indoor and outdoor living.

To the first floor, the spacious landing gives access to three well-proportioned bedrooms, all offering comfortable accommodation and individual character. These are served by a beautifully appointed family shower room, fitted with a modern suite including a walk-in shower and finished to a high standard throughout.

For more information: https://reports.sprift.com/property-report/?access_report_id=5338086

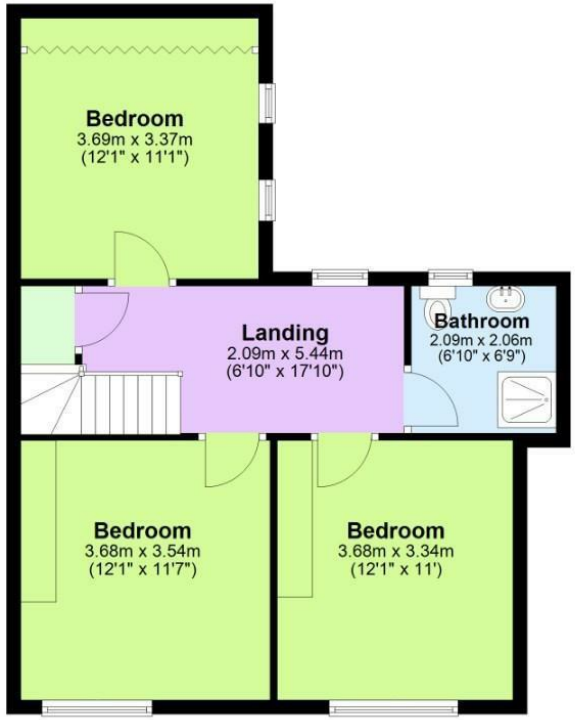
Ground Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



First Floor

Approx. 55.0 sq. metres (591.7 sq. feet)



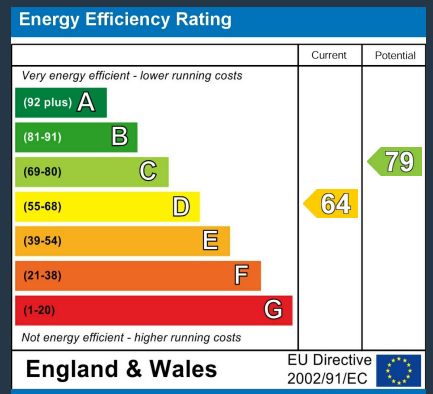
Total area: approx. 120.5 sq. metres (1297.2 sq. feet)

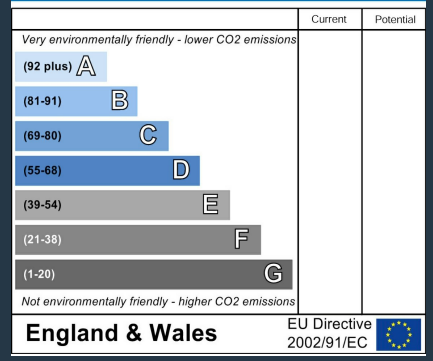
The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ROYSTON & LUND