

Ash Lea Barn, Burrells - CA16 6EG

£725 pcm

PFK

Ash Lea Barn

Burrells, Appleby-In-Westmorland

Spacious Two Bedroom Property with Stunning Valley Views, Parking and Large Rear Yard

Situated at Burrells in Appleby-in-Westmorland, this spacious two bedroom barn conversion enjoys a lovely setting with views across the surrounding valley.

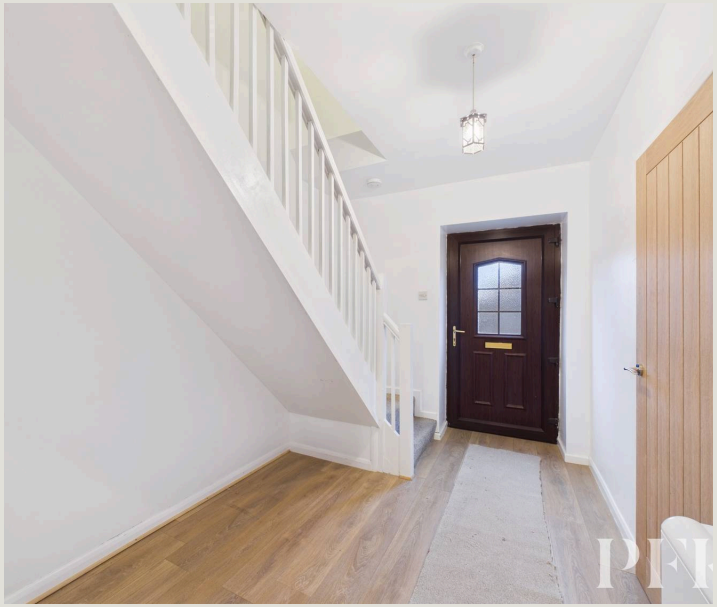
The property offers a spacious living room, with an open fire and large arched window perfectly positioned to take in the outlook and provide a lovely space to relax and enjoy the scenery. The modern dining kitchen provides a contemporary and practical space for everyday living.

There are two bedrooms and two bathrooms, offering added flexibility and convenience. The first floor bathroom is fitted with a bath, while the ground floor bathroom benefits from a shower.

Externally, the property boasts a large rear yard, providing useful outdoor space, a superb store room and ample parking to the front for two or more vehicles.

Combining spacious accommodation, contemporary kitchen facilities, excellent parking and attractive valley views, this property offers a lovely home near the popular market town of Appleby-in-Westmorland, with its range of local shops, amenities and access to the surrounding Cumbrian countryside.













Ash Lea Barn

Burrells, Appleby-In-Westmorland

Burrells is situated a short distance outside the market town of Appleby. Appleby provides an excellent range of day-to-day facilities including primary and secondary schools, various shops and small supermarkets, hotels, public houses, churches, numerous sports clubs and a railway station on the scenic Carlisle to Settle line. Penrith is about 15 miles to the north and the M6 is easily accessible at Tebay (Junction 38) around 13 miles to the south west. There is a fine view of High Cup Nick and the Pennine Hills to the east and south, especially from the first floor front rooms and balcony, and of the attractive countryside to the rear.

- Two bed barn conversion
- Spacious living room and contemporary kitchen
- Shower Room and Bathroom
- Views across the surrounding countryside
- Off-road parking and low maintenance rear yard
- Useful adjoining store room
- Tenure - Freehold
- Council Tax: Band B
- EPC rating D

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Downstairs Shower Room
10' 10" x 3' 2" (3.31m x 0.97m)

Bedroom 2 - Downstairs
9623' 10" x 10' 10" (2,933.35m x 3.30m)

FIRST FLOOR - Landing

Living Room
10' 1" x 16' 9" (3.08m x 5.10m)

Kitchen
10' 4" x 10' 11" (3.15m x 3.32m)

Bathroom
5' 5" x 7' 10" (1.64m x 2.38m)

Bedroom 1 - First Floor
10' 2" x 10' 4" (3.10m x 3.16m)

EXTERNALLY

ADDITIONAL INFORMATION

Rear Yard

Store Room
21' 4" x 13' 3" (6.49m x 4.03m)

Off-Road Parking







Management, Terms & Conditions
Management: This property is not managed by PFK. Terms: Rental: £725.00 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note: Immigration Act 2014, anti-money laundering, and sanctions checks will apply.

Permitted Payments
Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.

Services
Main electricity, water & drainage. Please note: measurements are approximate, so they 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 - ///hairstyle.surreal.totally or via the Post Code CA16 6EG. A For Let board has also been erected for identifying purposes.

Referral & Other Payments
Referral Fees and Other Payments PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, 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): EPC (M & G EPCs Ltd): £25 for EPC, Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them, Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5





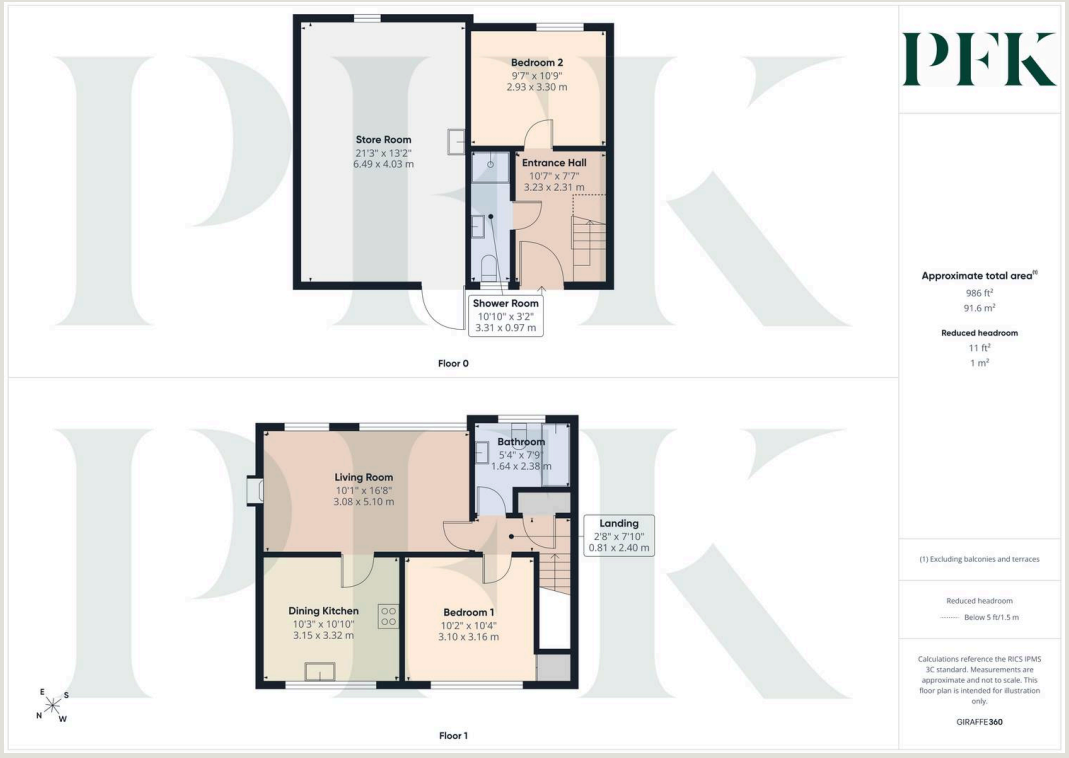


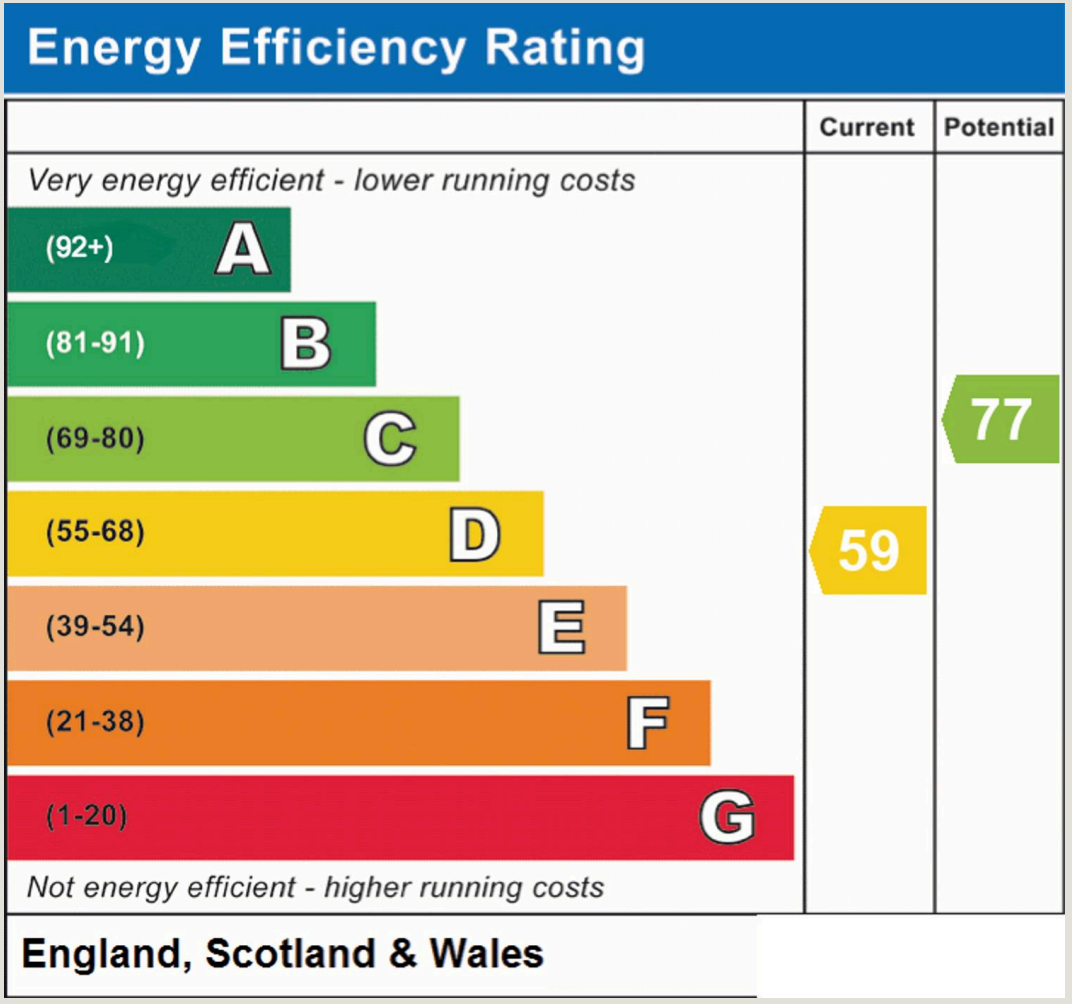









Bedroom 2
9'7" x 10'9"
2.93 x 3.30 m
Store Room
21'3" x 13'2"
6.49 x 4.03 m
Entrance Hall
10'7" x 7'7"
3.23 x 2.31 m
Shower Room
10'10" x 3'2"
3.31 x 0.97 m
Floor 0
Bathroom
5'4" x 7'9"
1.64 x 2.38 m
Living Room
10'1" x 16'8"
3.08 x 5.10 m
Landing
2'8" x 7'10"
0.81 x 2.40 m
Dining Kitchen
10'3" x 10'10"
3.15 x 3.32 m
Bedroom 1
10'2" x 10'4"
3.10 x 3.16 m
E
S
N
W
Floor 1
PFK
Approximate total area(1)
986 ft²
91.6 m²
Reduced headroom
11 ft²
1 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
59
77
England, Scotland & Wales



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The Property Ombudsman

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