



34 Barrowmoor Road, Appleby-In-Westmorland - CA16 6SB

Guide Price **£235,000**

PFK

34 Barrowmoor Road

Appleby-In-Westmorland, Appleby-In-Westmorland

Three-Bedroom Semi-Detached Bungalow with Stunning Gardens & Countryside Views – Appleby-in-Westmorland

Situated in a desirable location within the historic market town of Appleby-in-Westmorland, this well-presented semi-detached bungalow offers versatile living accommodation, generous outdoor space, and far-reaching countryside views to the rear. With beautifully maintained gardens, ample parking, and a detached garage, this property is perfectly suited to those seeking a comfortable home in a peaceful yet well-connected setting.

Internally, the accommodation is arranged around a welcoming T-shaped entrance hall with a useful airing cupboard. The bright living room enjoys a large front-aspect window and a feature open fire, while the kitchen is fitted with a range of wall and base units, tiled splashbacks, and complementary worksurfaces. There is space for free-standing appliances including a cooker, under-counter fridge, and washing machine, with a stainless steel sink positioned beneath elevated side and front windows.

The immaculate bathroom comprises a three-piece suite with WC, basin, and bath with electric shower over. The property offers three bedrooms: two rear-facing doubles with lovely garden views, and a versatile third room which could serve as a bedroom, dining room, or home office, with patio doors opening directly to the rear garden.



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Externally, this home excels. A block-paved driveway provides off-road parking and access to both a gated car port and detached single garage, complete with up-and-over door and pedestrian side access. The front garden is attractively landscaped with lawn and established flower beds, while the rear garden offers a superb outdoor lifestyle space. Here you'll find a generous lawn, flagged patio seating areas, productive vegetable garden, greenhouse, shed, fruit trees, and colourful, mature planting.

With its blend of practical features, flexible layout, and enviable outdoor space, this charming bungalow presents an excellent opportunity to acquire a home in a picturesque historic town.





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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 provides 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.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Attractive three bed demi-detached bungalow
- Well laid out accommodation
- Versatile rooms
- Beautiful established gardens
- Driveway parking and garage
- Desirable location within charming Town
- Greenhouse & garden shed
- Tenure - Freehold
- Council Tax Band - B
- EPC rating C



ACCOMMODATION

Entrance Hall

Living Room

13' 8" x 13' 11" (4.16m x 4.25m)

Kitchen

10' 0" x 10' 1" (3.05m x 3.07m)

Bathroom

7' 8" x 5' 7" (2.34m x 1.70m)

Bedroom 1

12' 10" x 10' 10" (3.92m x 3.29m)

Bedroom 2

9' 8" x 10' 3" (2.94m x 3.13m)

Bedroom 3/Dining Room

9' 8" x 7' 9" (2.94m x 2.36m)

Garage

7' 11" x 17' 0" (2.42m x 5.17m)

Front Garden

Rear Garden

Garage / Car port / Off street / Driveway





ADDITIONAL INFORMATION

Services

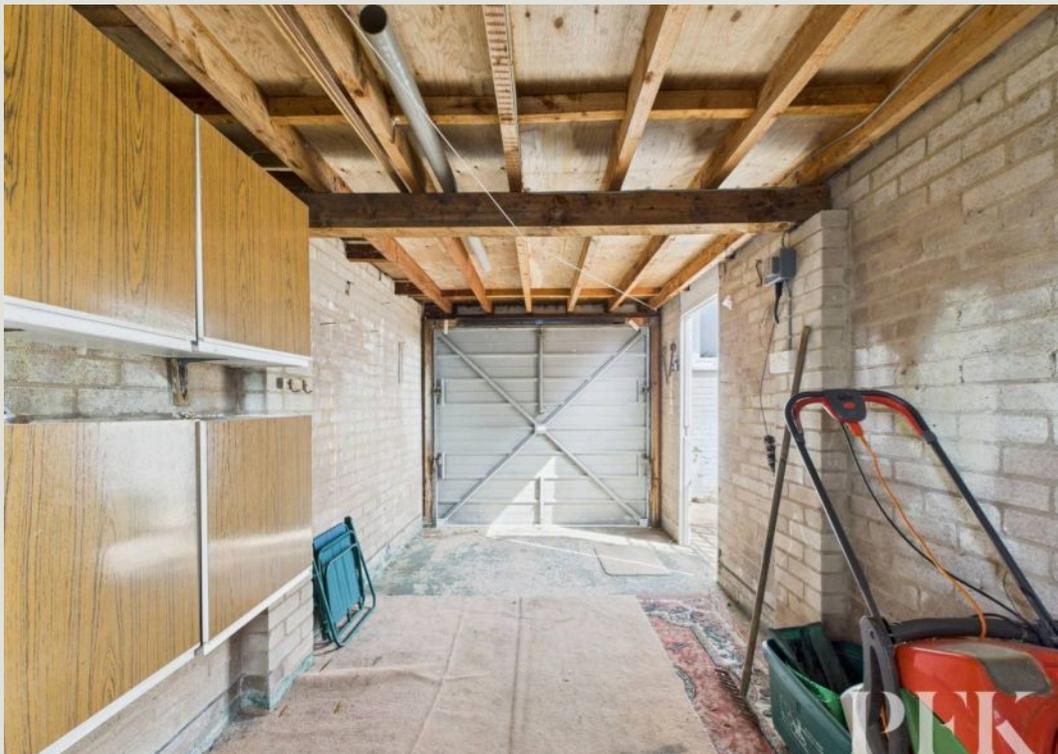
Mains gas, electricity, water and drainage. Gas central heating and double glazing installed. Please note – the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

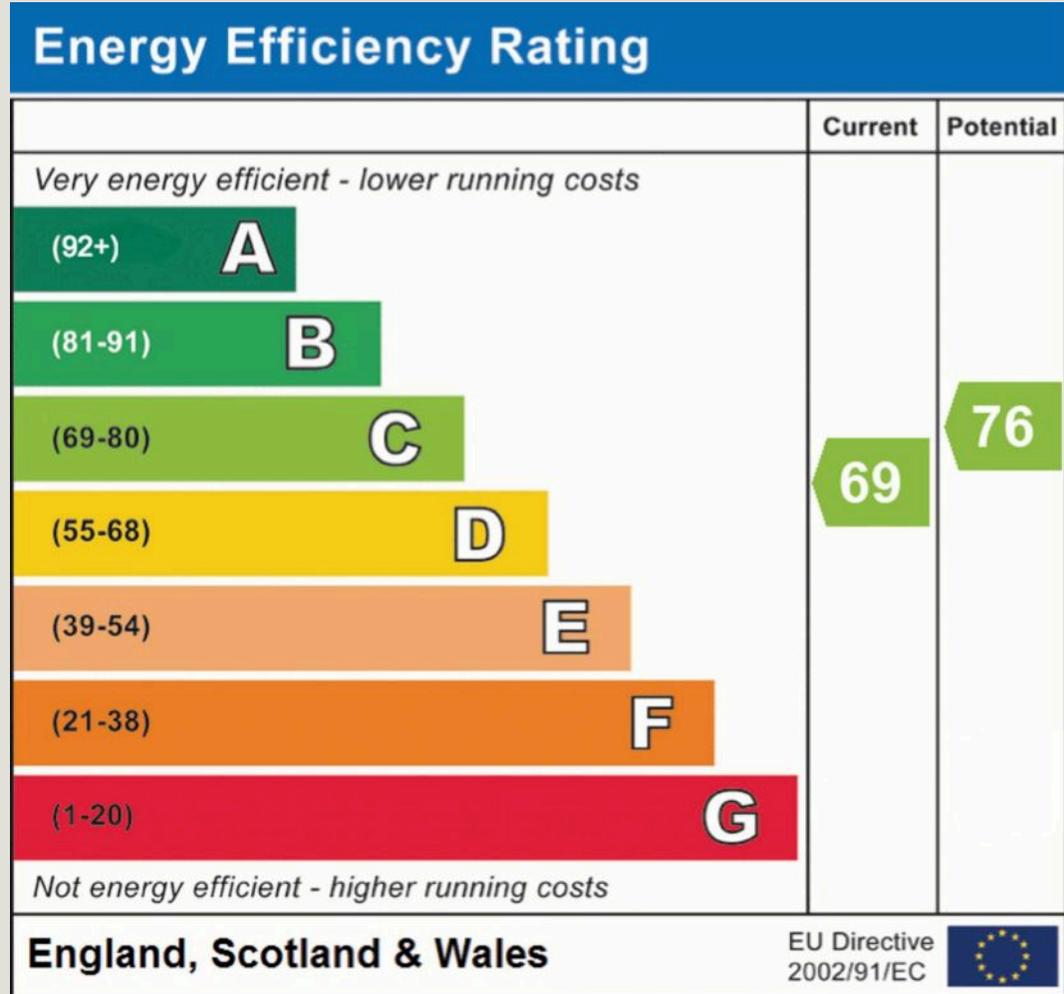
Directions

What3Words - [///cherish.moons.joys](https://www.what3words.com/cherish.moons.joys) From the bridge in the center of Appleby, proceed up Boroughgate towards the castle. Follow the main road down to the right in front of the castle and then take the second left turn into Colby Lane. Continue past the right turns into Glebe Road, Overwood Place and Margarets Way, taking the next right onto Barrowmoor Road. At the junction take a left and the property is a short distance along on the left hand side.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







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