



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: C
- Freehold





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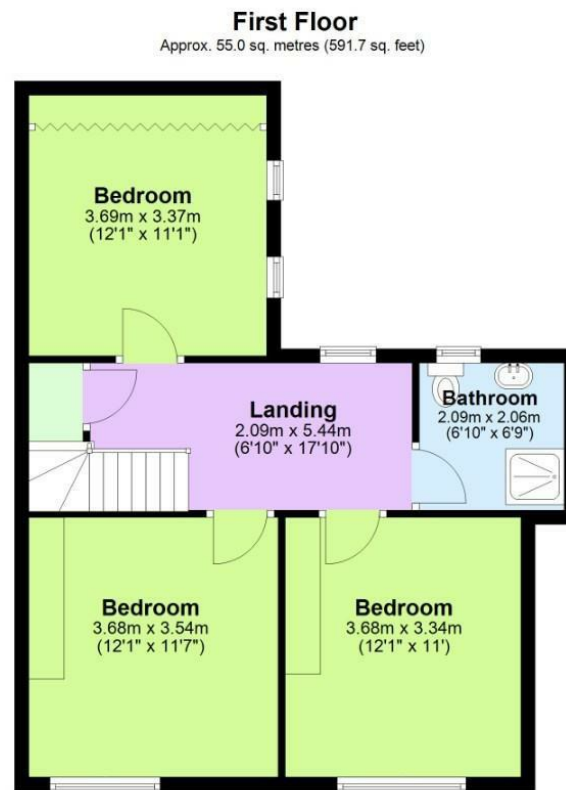
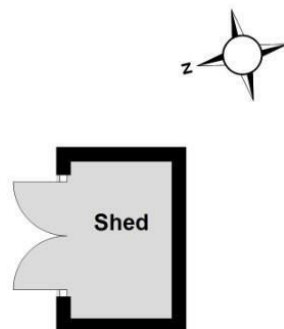
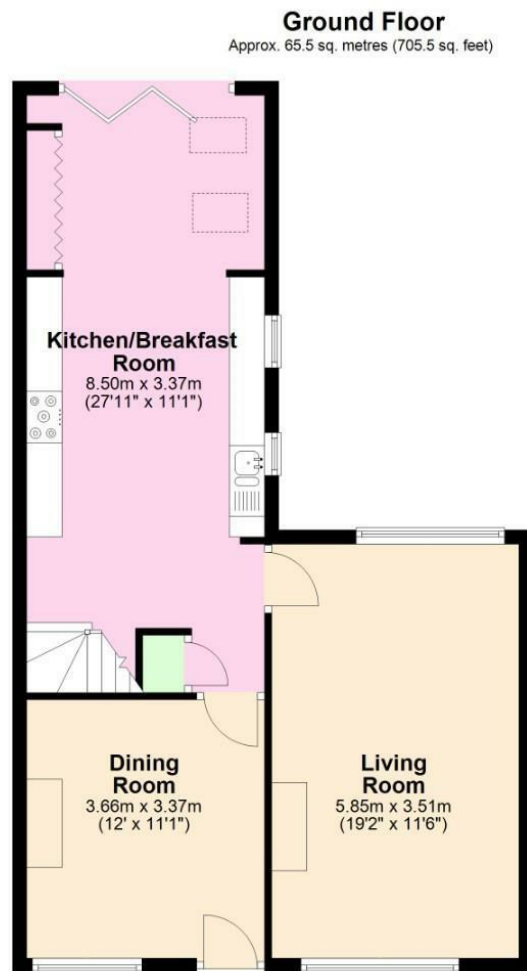
Royston & Lund are delighted to present this charming and characterful three-bedroom home, situated in the highly sought-after village of Appleby Magna. Beautifully blending period features with stylish contemporary improvements, this spacious property offers versatile living accommodation, a stunning 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.

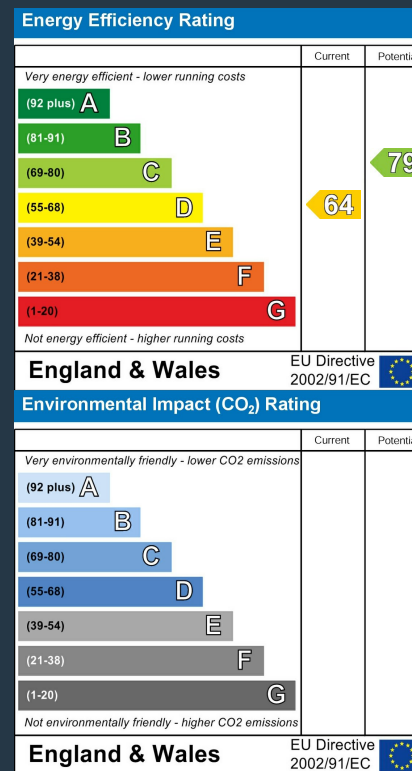




Total area: approx. 120.5 sq. metres (1297.2 sq. feet)



EPC



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