



## 1 Burrells Lodge, Burrells - CA16 6EG

Guide Price £325,000

**PFK**

# 1 Burrells Lodge

Burrells, Appleby-In-Westmorland

Occupying a wonderful position on the outskirts of Appleby in the desirable village of Burrells, this deceptively spacious three-bedroom semi-detached home enjoys breathtaking far-reaching views across the surrounding countryside towards the Pennines. Beautifully presented throughout and recently redecorated, the property combines contemporary comforts with a practical and versatile layout, making it an ideal home for a range of purchasers.

Flooded with natural light and thoughtfully arranged, the accommodation begins with a welcoming entrance hall leading to a delightful dual-aspect reception room, where bi-fold doors frame the spectacular outlook and create a seamless connection with the outside. This versatile room offers excellent flexibility as an additional sitting room, family room or home office and benefits from a useful built-in cupboard housing the boiler. A practical utility room adjoins, fitted with work surfaces, plumbing for laundry appliances, a useful WC and direct access to the rear garden.



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Undoubtedly the heart of the home is the impressive open-plan kitchen, dining and living space. Designed with modern family life in mind, the kitchen is fitted with an attractive range of country-style wall, base and tall units, complemented by wooden work surfaces and integrated appliances including an eye-level oven and grill, induction hob and extractor. The generous dining area flows effortlessly into the living space, where a feature bay window perfectly captures the outstanding rural views, whilst a multi-fuel stove set upon a stone hearth provides a warm and welcoming focal point. Completing this superb entertaining space is the conservatory, a light-filled room overlooking the garden and providing direct access to the raised patio, ideal for enjoying the peaceful surroundings throughout the seasons.

To the first floor are three well-proportioned double bedrooms and a stylish family bathroom. The principal bedroom enjoys the luxury of its own balcony, perfectly positioned to make the most of the panoramic outlook, together with a contemporary en-suite shower room. A second front-facing double bedroom also benefits from a beautiful bay window framing the countryside views and integrated wardrobe space, whilst the third double bedroom enjoys integrated storage. The family bathroom has been tastefully appointed with a modern three-piece suite, including a bath with rainfall shower over, vanity wash hand basin and heated towel rail.



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To the second floor you will find the superb attic area. Complete with exposed beams, a Velux window and useful eaves storage, this is an excellent additional space. We understand that the attic area does not currently have Building Regulations certification for use as a bedroom.

Externally, the property is equally appealing. A block-paved driveway provides off-road parking for two to three vehicles and is complemented by lawns and established flower beds to the front. Gated side access leads to the rear garden, where an extended raised patio provides the perfect setting for outdoor dining and entertaining, overlooking the generous lawn bordered by mature planting. A garden shed completes this delightful outdoor space.

Combining generous accommodation, modern facilities and exceptional countryside views, this attractive home offers a wonderful opportunity to acquire a beautifully maintained property in a peaceful yet accessible rural location.





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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.

- Substantial 3 Bed, Semi-Detached Property
- In Excellent Order Throughout
- Spacious & Versatile Accommodation
- Ample Off-Road, Driveway Parking
- Good-Sized Gardens to Front & Rear
- Raised Patio to the Rear & Useful garden Shed
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - D



## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen / Dining Area

11' 4" x 23' 9" (3.45m x 7.23m)

#### Living Area

12' 6" x 10' 10" (3.81m x 3.31m)

#### Conservatory

9' 8" x 8' 11" (2.94m x 2.71m)

#### Utility

9' 7" x 3' 2" (2.92m x 0.96m)

#### WC

6' 4" x 2' 10" (1.93m x 0.87m)

#### Sitting Room

15' 1" x 12' 5" (4.61m x 3.79m)

### FIRST FLOOR

#### Bedroom 1 with Balcony

13' 9" x 12' 6" (4.18m x 3.80m)

#### En-Suite

5' 11" x 8' 8" (1.81m x 2.65m)

#### Bedroom 2

12' 5" x 9' 6" (3.78m x 2.89m)

#### Bedroom 3

11' 4" x 9' 6" (3.46m x 2.90m)

#### Family Bathroom

6' 0" x 10' 4" (1.82m x 3.16m)

### SECOND FLOOR

#### Attic Area

10' 4" x 13' 5" (3.14m x 4.09m)

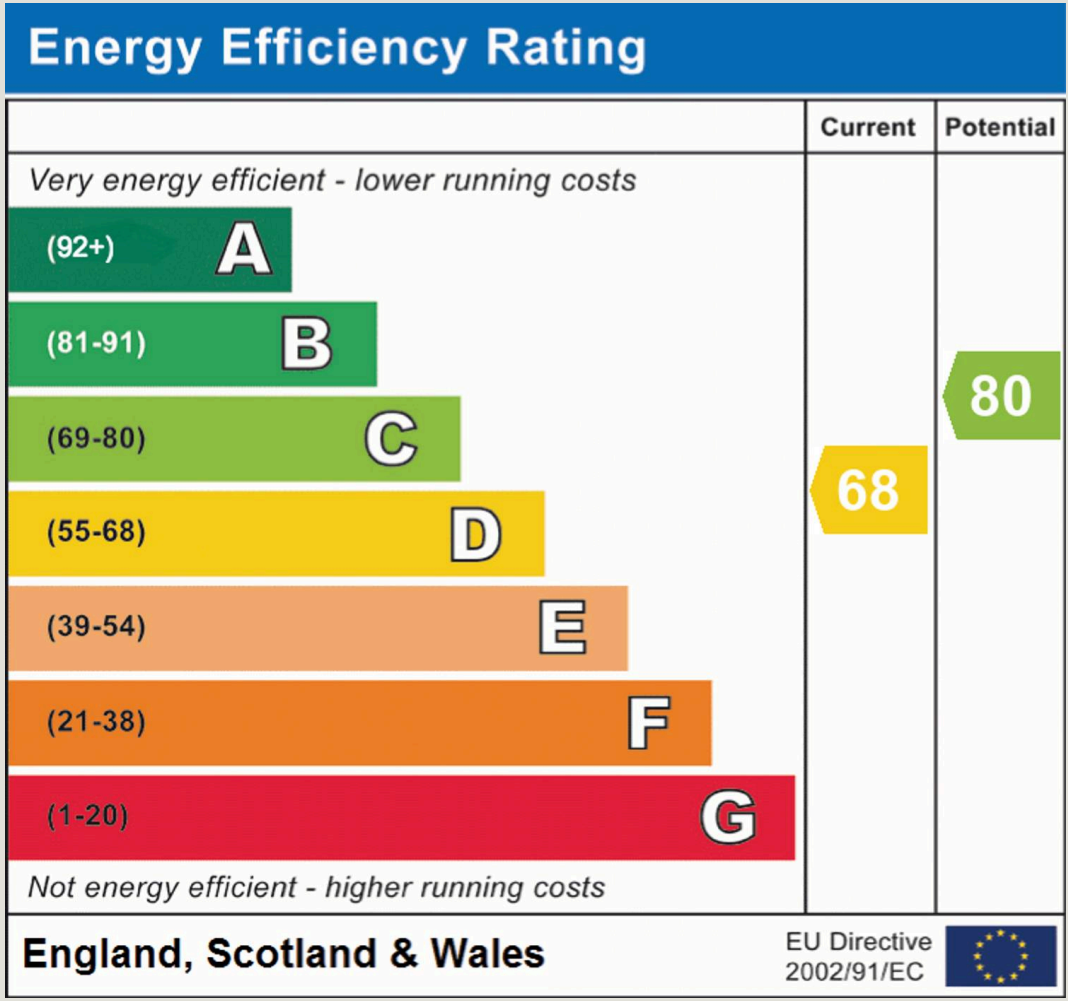
**External – Front and rear gardens. Driveway parking for 3 vehicles.**













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