



**Blossom Dene Appleby Road, Kirkby Stephen – CA17 4PD**

Guide Price **£425,000**

**PEK**

# Blossom Dene, Appleby Road

Kirkby Stephen

Welcome to a property that offers even the most discerning of buyers a great deal of potential. With deceptively generous accommodation, expansive gardens and incredible views, this property is well worth a visit. Enjoying an enviable position along a quiet road, home to only eight other properties and with the delightful Sandwath Syke beck running through the bottom of the garden, this is an idyllic yet conveniently placed home, with the bustling town of Kirkby Stephen only a short drive away.

The accommodation is currently utilised as a two bedroom dwelling, though the layout readily lends itself to being configured as a three bedroom home if desired. Entry is via an entrance porch which leads into a welcoming hallway, where excellent storage is provided by a double-fronted cloaks cupboard and a shelved airing cupboard, alongside a loft hatch for further storage access. From here, doors lead to the principal living areas, bedrooms, bathroom and utility.

Positioned to the front of the property, the kitchen enjoys a delightful outlook and is fitted with a range of wall and base units topped in a complementary worksurface with tiled splashbacks. Integrated appliances include a dishwasher, oven and hob with extractor fan, while space is available for a freestanding fridge and a sink is positioned beneath the window. A breakfast bar provides casual seating and a door leads through to the dining room.



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## Kirkby Stephen

The dining room is well placed to capture the surrounding rural views and offers ample space for dining furniture. This versatile room could equally serve as an additional reception room or study and provides access to the hallway, the front sun room and a further flexible room currently utilised as an office but easily functioning as a third bedroom with attractive garden views.

The front sun room is a delightful addition and the perfect place to sit and enjoy your morning coffee, with views over the front garden towards the fells and the historic town beyond. To the rear, the generously proportioned living room provides a warm and inviting space centered around a charming wood-burning stove set within a brick surround fireplace and wooden lintel. Patio doors open onto the rear patio, while a further doorway leads into the rear sun room – another superb vantage point from which to admire the gardens and countryside.

A practical utility room is fitted with additional storage units, sink and space for laundry appliances and a fridge freezer. It also provides access to the WC, internal garage and the exterior. The garage is an excellent size, fitted with an electric up-and-over door and housing the oil-fired boiler and consumer unit.

The family bathroom is fitted with a four-piece suite comprising a bath, separate shower cubicle, WC and vanity basin, complemented by tiled flooring and partially tiled walls. The second bedroom is a comfortable double with fitted wardrobe, while the principal bedroom is particularly spacious, benefitting from a dressing room with integrated wardrobes and a private shower room en-suite.



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Kirkby Stephen

Externally, the property continues to impress. The driveway provides ample parking and the plot extends around each side of the property with lawned gardens and an additional strip of land to the side, accessible from both the garden and gates to the front. To the rear, the grounds open into a delightful and thoughtfully arranged landscape featuring established flower beds, shrubs, fruit trees and a well-placed greenhouse offering the opportunity to grow your own produce.

As you meander through the garden, passing ornamental ponds, a wishing well and flagged patio seating areas, you approach the picturesque Sandwath Syke beck. A charming wooden bridge crosses the water to an expansive lawn bordered by established trees and currently carpeted with seasonal snowdrops, creating a peaceful and private retreat immersed in nature. This enchanting outdoor space offers an abundance of potential and a truly special environment ready for the next owners to enjoy.

A home of space, versatility and remarkable surroundings, offering a rare opportunity to create something truly special.





## Blossom Dene Appleby Road

Kirkby Stephen, Kirkby Stephen

The charming property is nestled on a quiet road, just outside of the historic town of Kirkby Stephen. Kirkby Stephen is a popular and vibrant Upper Eden market town which caters well for everyday needs with a supermarket, general shops, general shops, Opticians, Dentist, Post Office, Post Office, ATM's, hotels and public houses, primary and secondary Schools and many sports clubs. The M6 at Tebay lies 12 miles to the south-west and Brough/A66 trans-Pennine route is 4 miles to the north. Carlisle, Penrith, Kendal, Lancaster and the north east are all within commuting distance, and the town also benefits from a station on the historic Settle to Carlisle railway line.

- Substantial 3 bedroom detached bungalow
- Well-proportioned accommodation
- Two sun rooms with delightful views
- Versatile accommodation with a practical layout
- Beautiful, established and expansive grounds
- Additional garden over a charming beck offering an abundance of potential
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - TBC



## ACCOMMODATION

### Entrance Porch & Entrance Hall

### Kitchen

11' 9" x 11' 5" (3.57m x 3.49m)

### Dining Room

11' 11" x 13' 5" (3.64m x 4.10m)

### Office / Bedroom 3

11' 11" x 9' 10" (3.62m x 2.99m)

### Front Sun Room

7' 1" x 15' 0" (2.16m x 4.56m)

### Living Room

18' 1" x 13' 1" (5.50m x 4.00m)

### Rear Sun Room

10' 3" x 14' 10" (3.12m x 4.52m)

### Utility Room

7' 0" x 13' 0" (2.14m x 3.95m)

## WC

### Family Bathroom

9' 4" x 8' 4" (2.85m x 2.53m)

### Bedroom 2

9' 9" x 9' 9" (2.96m x 2.97m)

### Bedroom 1

14' 0" x 9' 9" (4.26m x 2.98m)

### Bedroom 1 - Dressing Room

5' 6" x 5' 4" (1.67m x 1.62m)

### Bedroom 1 - Ensuite

## EXTERNAL

### Garage (Integral)

18' 4" x 12' 7" (5.60m x 3.83m)

**Wrap-around and Expansive gardens** with additional ground across Sandwath Syke Beck.



## ADDITIONAL INFORMATION

### Services

Mains electricity and water. Oil-fired central heating and Sewerage Treatment Plant fitted. Please note: measurements are approximate so 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.

### Septic Tank

We understand that there has been a Sewerage Treatment Plant fitted, solely for the use of Blossom Dene, and prospective purchasers would be required to satisfy themselves that this complies with current standards and rules introduced on 1st January 2020.

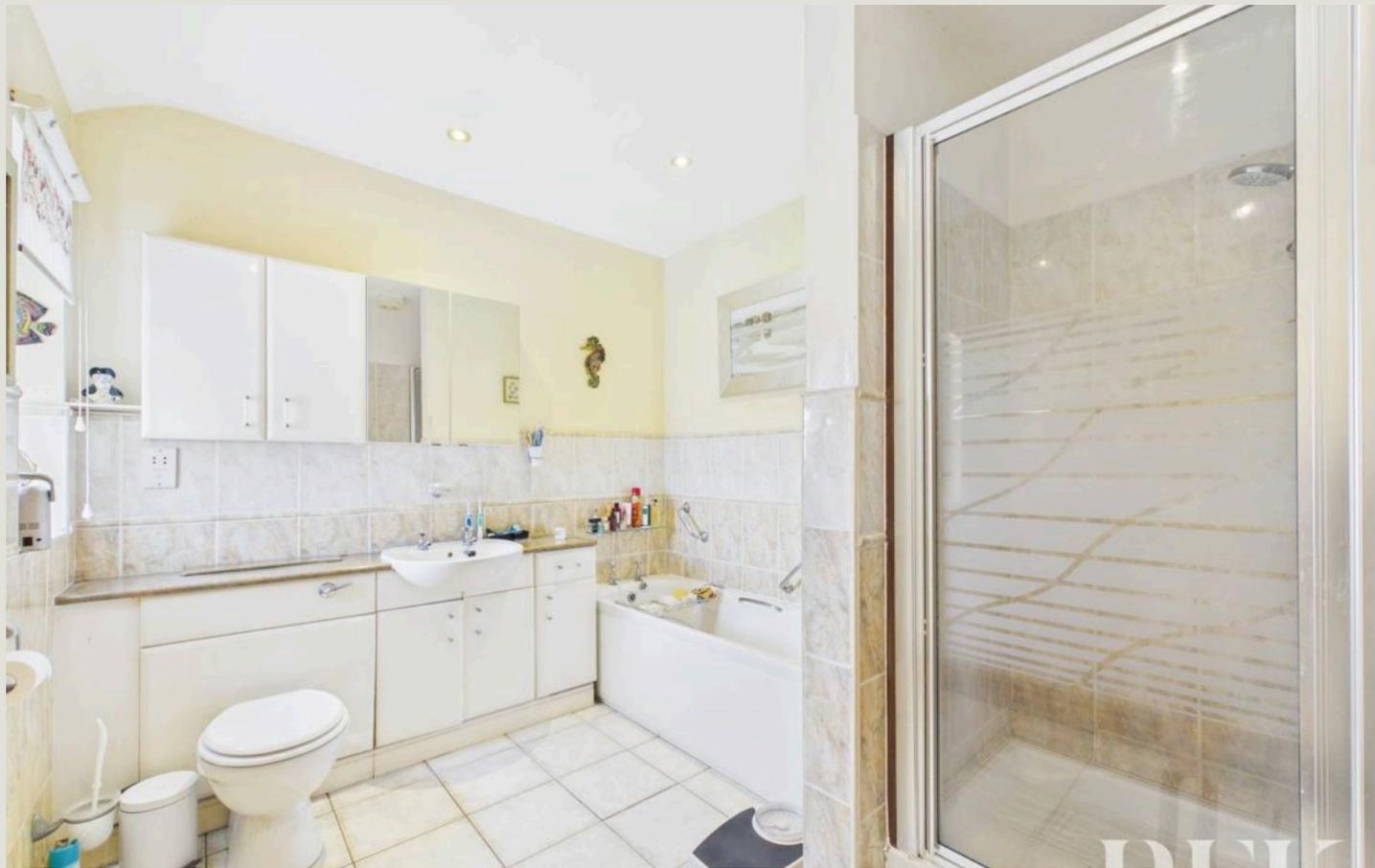
### Directions

The property can be located by using What3Words - [///mixers.sprouting.montage](#) or via the Post Code CA17 4PD. A For Sale board has also been erected for identifying purposes.

### Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, 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):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





# PFK

Approximate total area<sup>(1)</sup>

1970 ft<sup>2</sup>  
182.9 m<sup>2</sup>

(1) Including balconies and terraces

Calculations reference the BCS/PM5  
BC standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

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## PFK Estate Agents

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