

**WILKES
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HILL**

Residential
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Letting Agents

Kangaroo House, Colby, Appleby in Westmorland, CA16 6BD



- **Handsome Extended Period House in a Large Plot Circa 0.7 Acre**
- **Peaceful Eden Valley Village with Excellent Views**
- **Large Living Room open to Dining Room + Sun Room**
- **Breakfast Kitchen, Laundry Room + WC**
- **4 Double Bedrooms, En-Suite Bathroom + House Bathroom**
- **Large Double Garage with Workshop + Attic Room + Further Workshop/Store**
- **Generous Gardens with Large Sandstone Terraces and Southerly Aspect**
- **Double Glazing, Oil Central Heating + Photovoltaic Solar Panels**
- **Tenure- Freehold. Council Tax Band - E. EPC Rating - C**

Asking price £675,000

Set in 0.7 acre on the edge of this beautiful and peaceful village, with extensive views of the surrounding countryside and just 1.5 miles from Appleby in Westmorland, Kangaroo House is a mid nineteenth century home, built by a gentleman returning from an Australian adventure. The house was originally built over three floors and used as a public house and later converted to two storeys, with an under-croft, to give better headroom and a great sense of space, grandeur and light.

With over 2,100 sq. ft, 200 sq. m, this elegant and comfortable home offers generous and flexible accommodation comprising; Entrance Hall, Living Room open into the Dining Room, Sun Room, Breakfast Kitchen, Laundry Room./Rear Porch and WC all to the ground floor. To the first floor there is a Landing, Four Double Bedrooms, an En-Suite Bathroom with bath and separate shower and there is a House Bathroom.

Outside, Kangaroo House enjoys a generous Garden with two large Stone Flagged Terraces leading on to a large lawn with mature shrubs and trees to one of the boundaries. There is also Off Road Parking for several vehicles, a large Workshop and a Detached Double Garage with Workshop and large Attic Room.

Kangaroo House also benefits from; Double Glazing, Oil Central Heating from a Condensing Boiler, an Open Fireplace in the living room and there are Photovoltaic Solar Panels, helping to give an impressive EPC rating of C.

Location

From the centre of Appleby drive up Boroughgate, past Appleby Castle, where the road becomes Shaws Wiend. Turn right into Colby Lane and follow to the village of Colby. From the centre of Appleby drive up Boroughgate, past Appleby Castle, where the road becomes Shaws Wiend. Turn right into Colby Lane and follow to the village of Colby. In Colby, turn left, signposted to Kings Meaburn, Kangaroo House is the first property on the left.

The what3words position is; smart.reckpns.landowner

Amenities

Colby is set in the heart of the Eden Valley with easy access to the Lake District and the Westmorland Dales National Parks and is just 1.5 miles from the attractive market town of Appleby with a population of approximately 3,000 people and is of historical interest. The town has a range of independent shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green, two fitness gyms and badminton courts.

All Main facilities are in Penrith, approximately 11.5 miles, a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil via a condensing boiler.

Tenure

The property is freehold and the council tax is band E

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

The front entrance is through a broad, six panelled door with top light to the;

Hallway 15'2 x 5'11 (4.62m x 1.80m)

Having polished pitch pine flooring, a double radiator and a telecoms point. Stairs with painted spindles, a natural oak handrail and a store cupboard below lead to the first floor. Six panel doors open to the dining kitchen and living room.



There is a short rear hall area off the main hallway, with the pitch pine flooring, a single radiator and access to the linen cupboard, storage cupboard and WC.

Living Room 15'2 x 22'9 (4.62m x 6.93m)

An open fireplace is set in a traditional cast-iron horseshoe surround with a coloured marble mantle and stone hearth. Two large double glazed sash windows with wooden shutters face to the front and good levels of natural light. There are two double radiators, two wall light points, a telephone point and a TV aerial point. The flooring is polished pitch pine which follows through a broad opening to the;



Dining Room 12' x 13'7 (3.66m x 4.14m)

There are built in bookshelves along one side, a double radiator and double glazed double doors with side windows open to the;



Sun Room 9'10 x 13'10 (3.00m x 4.22m)

Being a double glazed timber frame with a solid roof, quarry tiled flooring and having a double radiator, a TV point and double doors opening to the terrace.

The sun room enjoys an enviable outlook across the garden, the rooftops of the village and the surrounding pasture.



Breakfast Kitchen 15'2 x 11'11 (4.62m x 3.63m)

Fitted with a range of oak fronted wall and base units and a pale flecked worksurface incorporating a composite one and a half bowl single drainer sink with mixer tap and tile splashback. There is a two oven Rangemaster electric cooker, an integral fridge freezer and a dishwasher. The flooring is polished pitch floorboards and there is a double radiator, a large double glazed sash window to the front and a double glazed door to the;



Rear Porch/Laundry 8'10 x 9'10 (2.69m x 3.00m)

Having tiled flooring, exposed stonework to two walls and uPVC double glazed window and door facing to the rear terrace. There is plumbing for a washing machine, a vent for a dryer and space for a further appliance.



Rear Hall

Having a single radiator, a recessed walk in storage cupboard with light, a recessed airing cupboard which also houses the pressurised hot water tank and a door leads to the;

WC 3'9 x 7'11 (1.14m x 2.41m)

Fitted with a toilet and wash hand basin. The pitch pine flooring follows through from the hall and there is a double glazed window and an extractor fan. A floor mounted Worcester oil fired condensing boiler provides the central heating and hot water via the pressurised hot water tank.

First Floor - Landing

A double glazed window and a Velux roof light to the stairwell throw natural light to the hall and landing. There is a single radiator and plank pine doors with Suffolk latches and strap hinges lead off to the bedrooms and bathroom.

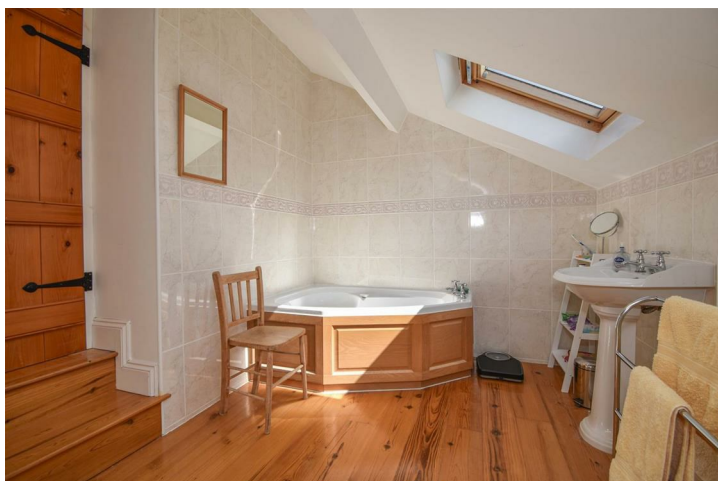
Bedroom One 15'9 x 11'4 (4.80m x 3.45m)

A double glazed sash window faces to the front and there is a double radiator, a TV and a telephone point. A plank pine door opens to the;



En-Suite 7'10 x 13'3 (2.39m x 4.04m)

Fitted with a Heritage toilet, wash basin, a panelled corner bath and a large shower enclosure with a mains fed shower. The walls are fully tiled, the flooring is pitch pine and the ceiling is sloped with two double glazed Velux windows. There is a double radiator, a shaver socket and a low door gives access to eaves storage.



Bedroom Two 15'7 x 10'1 (4.75m x 3.07m)

Double glazed windows face to the front and rear and there is a double radiator and a TV aerial point.



Bedroom Three 11'9 x 9' (3.58m x 2.74m)

A double glazed window faces to the front and there is a double radiator and a TV aerial point. A ceiling trap gives access to the insulated roof space.



Bedroom Four 11'9 x 9'1 (3.58m x 2.77m)

A double glazed window faces to the front and there is a double radiator and a TV aerial point.



House Bathroom 7'9 x 7'10 (2.36m x 2.39m)

Fitted with a Heritage toilet, wash basin and panelled corner bath with a mains fed shower over and tiles to two sides. The flooring is pitched pine, the ceiling is sloped with a double glazed Velux roof window and there is a chrome heated towel rail, a shaver socket and a low door give access to eaves storage.



Outside

To the front of the house is a small gravel forecourt with stonewall to the front boundary, metal railings and a gate from the footpath to a flagged path leading to the front door.



Vehicle access is to the side through a broad metal gate opening to a large gravel parking and turning area. To one side of the parking area is the garage building.

Double Garage 19'8 x 30'6 (5.99m x 9.30m)

Having two up and over vehicle doors, a central pedestrian door, lighting, power points and a water supply. A central staircase leads up to the;



Attic Room 19'2 x 30'1 (5.84m x 9.17m)

Having lighting, power point, ventilation points and a wall mounted air-conditioning unit.

The main garden runs across the rear of Kangaroo house, therefore benefiting from a southerly aspect, giving a high level of direct light and an open view across the surrounding pasture.

There are two stone terraces by the house, one accessed from the sun room with metal railings around and broad stone steps down to the main garden area which is laid to grass with well stocked borders with a wide range of flowering annuals, low-level shrubs, specimen shrubs and trees.



A further sandstone terrace between the house and the parking area gives more outdoor seating space. Next to this terrace is a;



Former Smithy 14'4 x 29'7 (4.37m x 9.02m)

This large building offers opportunities for many different uses

The ceiling is open to the apex with exposed beams. There are lights, power points and double glazed windows to the front and rear providing a good degree of natural light. To one corner is a partitioned off WC fitted with a toilet and wash basin.



Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

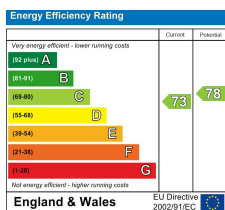
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

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A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.



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