WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

# Mill House, Colby, Appleby-in-Westmorland, Cumbria, CA16 6BD



- **Characterful Traditional Detached Cottage**
- **Beautiful and Peaceful Eden Valley Village Location, 1.5 Miles from Appleby Centre**
- **Farmhouse Style Kitchen with Oil Fired Esse Range**
- **Living Room, Snug, Utility Room + Cloakroom/Shower Room**
- **3 Double Bedrooms + Bathroom with Slipper Bath**
- **Oil Central Heating + Double Glazing**
- **Delightful Garden Offering a High Degree of Privacy**
- **Off Road Parking for 3 Cars + Workshop/Store**
- **Tenure - Freehold. Council Tax Band - D. EPC - E**

## Asking price £445,000

This quintessential cottage, in the heart of the lovely Westmorland village of Colby has been lovingly restored creating a wonderful characterful home comprising: Farmhouse Style Kitchen, Snug, Living Room, Utility Room, Shower/Cloakroom, 3 Double Bedrooms and a First Floor Bathroom with a Slipper Bath. The delightful garden, which offers a high degree of privacy, is bursting with a wide range of flowers and shrubs and has several seating areas. The cottage also benefits from being Double Glazed, having Oil Fired Central Heating and a Multi Fuel Stove in the snug.

## Location

From the centre of Appleby, drive up Boroughgate, and follow the road to the right then left around the outside of Appleby Castle. Turn right into Colby Lane , drive out of Appleby and into the village of Colby. Drive past the village hall, Mill House is the second house on the right.

The what3words position is; forks.goes.sneezing

## Amenities Appleby

In the nearby village of Bolton, approximately 2.5 miles, there is a village school with nursery, a public house, a Church, a Chapel and a Village Hall. All main facilities are in Penrith, approximately 9 miles and Appleby, approximately 1 1/2 miles.

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, Healthcare Facilities, 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. Transport links included the Settle Carlisle railway line, which runs between Carlisle and Leeds and there are regular buses from Appleby to Penrith and Kirkby Stephen.

A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

## Services

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

## Tenure

The property is freehold and the council tax is band D.

## Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee 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.

## Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance
Through an oak part glazed panel door to the;

### Farmhouse Style Kitchen 13'10 x 16'1 (4.22m x 4.90m)
An oil fired Esse range is set in a large stone inglenook and to two sides are grey shaker style wall and base units with a stone work surface incorporating a ceramic 1 1/2 bowl single drainer sink and mixer tap. There is a built in electric oven and ceramic hob with a cooker hood and there is an integral fridge freezer. The floor is ceramic tiled, the ceiling has exposed beams and rafters. Double glazed windows face to two sides. Oak double doors lead off to the rear lobby and an open doorway leads to the;





### Snug 8'5 x 15'11 (2.57m x 4.85m)
A cast iron multi fuel stove is set in a tiled hearth and back with a copper canopy and a polished wood surround. To one end of the room are built in bookshelves, there are exposed rafters to the ceiling and two double glazed windows face to the front. There is a single radiator and a pine door to the;



### Living Room 15'11 x 13'5 (4.85m x 4.09m)

An enamel, oil fired stove is set on a stone hearth and brick inglenook which provides the central heating. Double glazed French doors open to the garden and two double glazed windows face to the front. The flooring is oak block. There is a single radiator, a TV aerial lead and two wall light points.





### Rear Lobby

Stairs rise to the first floor with a cupboard below and three is a built in base unit with wood block top, having an integral dishwasher. The floor is ceramic tiled, there is a single radiator, a night storage heater and secondary glazed window window to the rear. There is a recessed cupboard to one wall, a multi pane glazed door to the utility and a panel door to the;

### Shower Room 6'11 x 7' (2.11m x 2.13m)

Fitted with a white toilet, wash hand basin and a quadrant shower enclosure, tiled to two sides with a Mira electric shower. The flooring is wood block, the walls are part panelled. There are two column radiators, an extractor fan and a double glazed window to the rear.



## Utility Room 6'6 x 9' (1.98m x 2.74m)

Being a double glazed timber frame on a low wall and having a shaker style base units to one side with a wood block work surface and a ceramic sink with mixer tap and plumbing for a washing machine below. The flooring is ceramic tiled and a double glazed door opens to the outside.



## First Floor - Landing

There is a walk in store cupboard with a light.

## Bedroom One 15'10 x 13'5 (4.83m x 4.09m)

There are modern built in wardrobes with hanging and shelf storage space. The ceiling is open to the apex with exposed beams. Double glazed windows are to three sides, giving a lovely outlook across the surrounding countryside. The flooring is wood and there is a double radiator and a TV aerial point.





**Bedroom Two 12'10 x 9'1 (3.91m x 2.77m)**
Two double glazed windows face to the front. There is a walk in wardrobe with hanging and shelving, the flooring is laminate and there is a single radiator.



**Bedroom Three 16' x 10'7 (4.88m x 3.23m)**
Two double glazed windows face to the front. There is a walk in wardrobe with hanging and shelving, the flooring is laminate and there is a single radiator. There is an exposed beam to the ceiling and a built in airing cupboard houses the hot water tank.



**Bathroom 6'9 x 7'5 (2.06m x 2.26m)**
Fitted with a traditional style toilet, wash basin and claw foot slipper bath having a "handset" mixer shower tap. The flooring is wood, there is a dual fuel column radiator and a double glazed window.



**Outside**
Across the front of the cottage is a block paved driveway, giving off road parking for three cars.

To the gable end of the cottage is a stone flagged terrace with wood balustrade which enjoys a lovely view across the garden to the surrounding countryside.



The stone flagged area extends to the rear of the cottage with a stone wall around, a wood store and the oil tank.



Steps down from the terrace lead to the main garden, which has a lawn with shrub beds and borders, block paved path around, a greenhouse, a summerhouse with power supply and a stone flagged seating area with a pergola over.

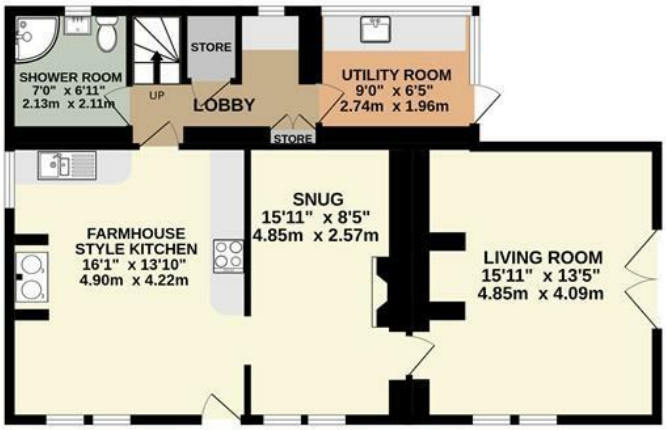




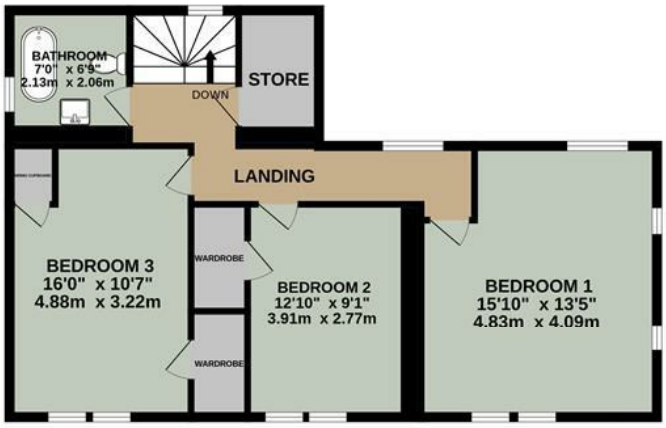
**Store/Workshop 13'1 x 15'5 (3.99m x 4.70m)**
With light and power.

**Referal 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

GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.

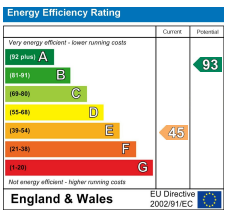



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.




TOTAL FLOOR AREA : 1471 sq.ft. (136.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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