



2 Shoregill, Appleby-in-Westmorland, CA16 6PJ

Offers over £100,000



## 2 Shoregill

Appleby-in-Westmorland, CA16 6PJ

- Terrace cottage
- One bedroom
- Ideal first home or holiday let
- Recently renovated
- Council tax band: A
- Finished to a high standard throughout
- Village location
- Sold with no onward chain
- Low maintenance front garden and rear yard
- EPC rating: E

This beautifully presented one-bedroom cottage in the charming village of Warcop has been thoughtfully renovated to an exceptional standard. The accommodation features a comfortable lounge, kitchen, double bedroom, and modern bathroom. Outside, you'll find a low-maintenance paved courtyard to the front with gated access, plus a rear seating area and storage shed.

Situated in the heart of Warcop, a vibrant village with excellent community facilities including a village hall, an active village pub, a highly regarded Church of England primary school, and day nursery, the property is found in a convenient location. The market towns of Appleby-in-Westmorland (5 miles) and Kirkby Stephen (5 miles) are both within easy reach, offering comprehensive amenities and excellent links to the A66.

This property is an excellent opportunity for a first-time buyer, investor, or those looking for a holiday let opportunity.

### Directions

What3words location: ///nightlife.announced.redeeming



### Lounge

9'6" x 9'9" (2.92 x 2.98)

On entering the property you are welcomed into the beautifully presented lounge, with sash window to the front aspect, efficient wood burning stove with stone hearth and oak mantelpiece, engineered oak flooring and allowing access into the kitchen.

### Kitchen

9'6" x 7'1" (2.91 x 2.17)

The recently renovated kitchen has stone shaker units and drawers, quartz worktop, stainless steel sink with mixer tap, plumbing and cupboard for an integrated washing machine and dryer with an electric point and space under the stairs for a fridge freezer. There is engineered oak flooring, a sash window to the rear aspect above the sink, a door to the rear yard and stairs to the first floor.

### Bedroom

8'8" x 7'2" (2.66 x 2.19)

The bedroom is a comfortable double with a sash window to the front aspect, electric heater, fitted cupboard and fitted carpet.

### Bathroom

6'8" x 4'7" (2.04 x 1.42)

The bathroom has a frosted window to the rear aspect bringing in natural light, the bath is freestanding with pillar taps and shower, metro tiled walls, basin with cupboard underneath, W.C, heated towel rail and access to the cupboard above the stairs.

### Outside

To the front of the property there is a gated walled low maintenance paved area. To the rear there is a seating area with shared access across the rear of the properties and access to an allocated shed to the side of No. 1 for additional storage.



### Services

The property is serviced by mains electricity, water and drainage. Heating is provided by the efficient log burner in the lounge, electric heater in the bedroom and heated towel rail.

### Location

Warcop is a thriving village with a strong community spirit, featuring a village hall, an active village pub, a well-regarded Church of England primary school, and a day nursery. The village is a short drive to the market towns of Appleby-in-Westmorland (5 miles away) and Kirkby Stephen (5 miles away). Both towns offer excellent amenities including diverse shops, pubs, medical services, and sports facilities. The area benefits from excellent transport connections, with easy access to the A66 and M6 by road, plus mainline rail services on the scenic Settle-Carlisle line—the closest station is in Appleby.

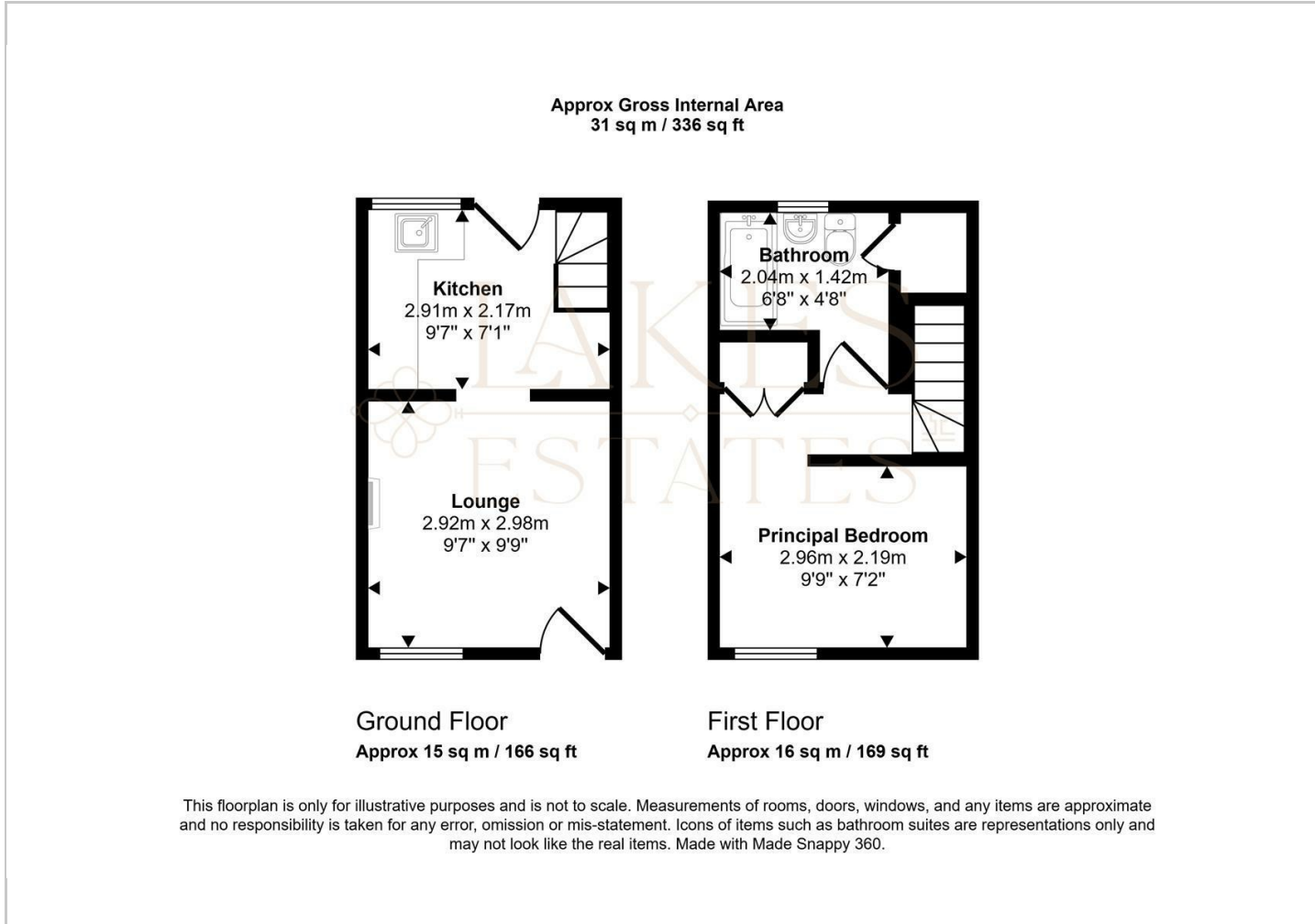
### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.





## Floor Plans



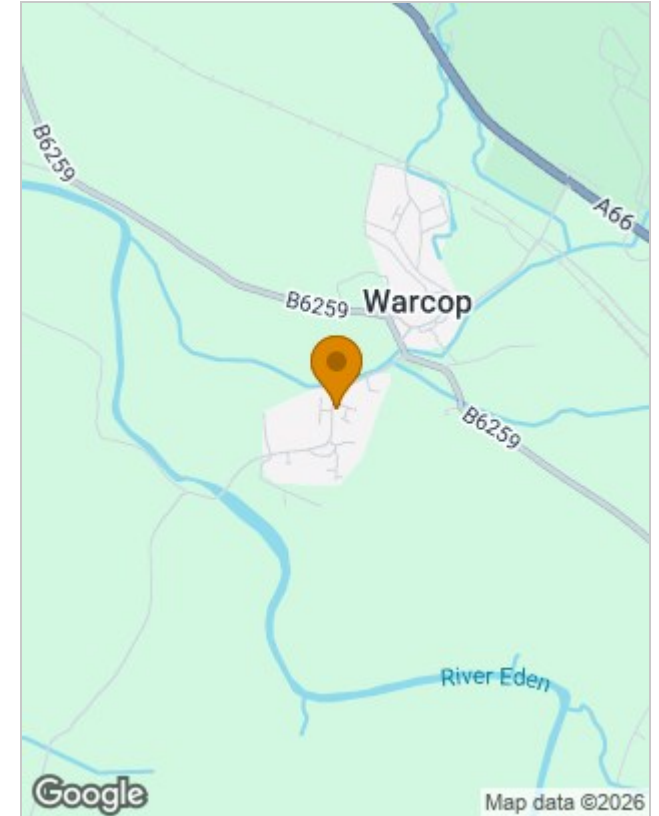
## Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>99</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	