



Appleby-in-Westmorland

£325,000

9 & 9a Clifford Street, Appleby-in-Westmorland, CA16 6TS

9 and 9A Clifford Street presents a rare and exciting opportunity to acquire a substantial and highly versatile home, offering exceptional flexibility across four floors together with a self-contained one bedroom annex. This impressive property is a wonderful family home, that can evolve and grow with you for years to come. Appealing to those seeking multi-generational living, independent accommodation, a dedicated home office, or the potential to generate additional income through letting.

As you approach, it is immediately apparent how well-loved and carefully maintained this home has been. Stepping through the traditional entrance vestibule, you are welcomed into a spacious hallway, that sets the tone for the rest of the house.

The ground floor offers two generous reception rooms, separated by elegant double doors, providing the option of open-plan living or more intimate spaces when desired. Both rooms boast characterful high ceilings, while the front reception room features original framing to the beautiful bay window, enhancing the sense of period charm and natural light. From the dining room, you move seamlessly into the recently updated kitchen, thoughtfully designed with fitted appliances and ample storage. The kitchen also provides direct access to the rear garden, as well as stairs leading down to the cellar.



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Superfast
available



Off street parking

Quick Overview

Three bedroom end terraced house

Two reception rooms and cellar

Popular residential street

Separate one bedroom Annex

New roof and kitchen

Walking distance to schools and train
station

Flexible accommodation

Suitable for multi-generational living

Off street parking into the rear garden

Superfast broadband available

Property Reference: P0517



Living Room



Dining Room



Kitchen



Kitchen

The cellar has been professionally tanked and transformed into a versatile, multi-functional space. It offers excellent additional storage and could easily serve as a home gym, home office or even a comfortable guest bedroom.

Venture upstairs, where you'll find a well-appointed four piece family bathroom situated on the half landing, offering both convenience and practicality. The first floor comprises two well-proportioned double bedrooms, with Bedroom 1 particularly generous in size, creating a comfortable and spacious retreat.

From the main landing, a door leads up to the third floor where you'll discover an impressive additional bedroom, benefiting from ample storage built into the eaves.

Externally, the home continues to impress with a gated garden designed to make the most of the afternoon and evening sun. The space incorporates hardstanding suitable for off-street parking, alongside a lawned garden and patio area perfect for outdoor dining and entertaining. The garden also provides access to the annex. The charming annex offers a wonderful sense of independence. You are welcomed into a dining kitchen, creating a warm and sociable entrance space, while an inner hallway provides access to a ground floor bathroom and a cosy lounge complete with a multi-fuel stove. Upstairs, there is a spacious double bedroom, making the annex perfectly suited for guests, independent living or letting potential.

The historic market town of Appleby is located approximately 14 miles south-east of Penrith and provides all amenities including supermarkets, pubs, restaurants, schools and a variety of independent shops. Appleby train station is within walking distance of the property and the area is serviced with a local bus network, providing direct routes to Penrith and surrounding areas. The A66 allows easy access to the North and the A1 at Scotch Corner.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Living Room

12' 8" x 12' 6" (3.86m x 3.81m)

Dining Room 1

2' 7" x 11' 11" (3.84m x 3.63m)

Kitchen

17' 9" x 7' 3" (5.41m x 2.21m)

Bathroom

9' 6" x 7' 0" (2.9m x 2.13m)

Bedroom One

16' 9" x 12' 5" (5.11m x 3.78m)

Bedroom Two

9' 8" x 11' 11" (2.95m x 3.63m)

Bedroom Three

16' 6" x 15' 7" (5.03m x 4.75m)



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three



Snug/ Office

Cellar - Snug/ Office

12' x 11' 8" (3.66m x 3.56m)

Annex

Accommodation with approx. dimensions

Ground Floor

Kitchen

11' 2" x 12' 6" (3.4m x 3.81m)

Bathroom

7' 3" x 6' (2.21m x 1.83m)

Living Room

11' 1" x 22' 7" (3.38m x 6.88m)

Bed room

11' 4" x 19' 6" (3.45m x 5.94m)

Property Information

Tenure

Freehold

Right of Way

Number 11 has a pedestrian right of way to the rear

Council Tax

Main House - Band C

Annex - Band A

Westmorland & Furness Council

Services & Utilities

Main House: Mains gas, electricity, electric, mains water and mains drainage

Annex: Electric heating, mains water and mains drainage

Energy Performance Certificate

9 Clifford Street - Band E

9a Clifford Street - TBC

Broadband Speed

Superfast available

What3words Location

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Viewings

By appointment with Hackney and Leigh's Penrith office

AML Section

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Annex



Kitchen/Diner



Annex Bathroom



Annex Living Room

[Request a Viewing Online](#) or Call 01768 593593

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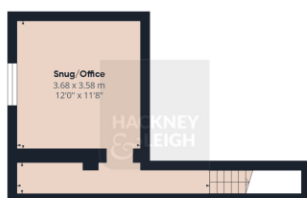


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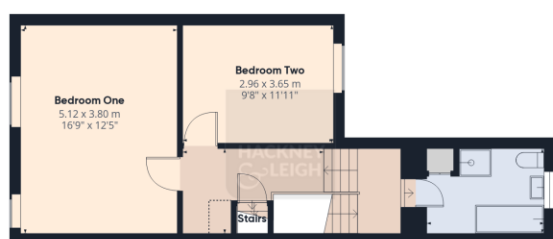
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Floor -1 Building 1



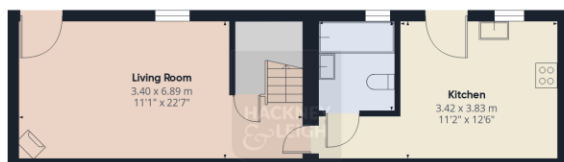
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

199.6 m²

2148 ft²

Reduced headroom

3.7 m²

40 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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