# Apple Tree House, 6 Black Horse Hill

Appleby Magna | DE12 7AQ | Guide Price £675,000

ROYSTON & LUND

- Guide Price: £675,000 to £700,000
- One Bathroom/One En-suite
- Spacious Frontage, Driveway & Garden
- Mains Powered Greenhouse & Workshop
- Council Tax: F // EPC: C
- Four Bedroom Detached House
- Ground Floor WC & Utility Room
- Intergrated Garage and Rear Conservtaory
- Popular Location of Appleby Magna
- Freehold

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Royston & Lund are delighted to present this substantial and beautifully proportioned four-bedroom detached family home, located in the highly desirable village of Appleby Magna and offered to the market with a guide price of £675,000 - £700,000. Occupying an impressive plot with extensive lawned gardens - with well stocked borders and several fruit trees, generous living accommodation and ample off-road parking, this exceptional property offers outstanding space both inside and out, making it an ideal choice for growing families seeking versatile countryside living.

Upon entering the property, you are welcomed by a spacious entrance hall that sets the tone for the accommodation beyond. Immediately to the right is a wonderfully bright and expansive living room, featuring characterful design elements and ample space for both relaxing and entertaining. The thoughtfully arranged ground floor also offers a separate dining room, perfect for formal occasions or family gatherings, while the sizeable kitchen provides extensive worktop and storage space, complemented by an adjoining utility room for added convenience. To the rear, a large conservatory overlooks the beautifully maintained garden, creating an additional reception area that can be enjoyed throughout the year. A practical ground floor WC further enhances the functionality of this superb home.

To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom with a large window overlooking the rear garden and enjoying stunning field views beyond. The principal bedroom also benefits from its own private en-suite bathroom, complete with both a separate shower and bath, while two windows create a bright and refreshing atmosphere. The remaining bedrooms are served by a family bathroom, offering excellent accommodation for both everyday family life and visiting guests.

Total area: approx. 209.0 sq. metres (2250.0 sq. feet)

The Property Ombudsman

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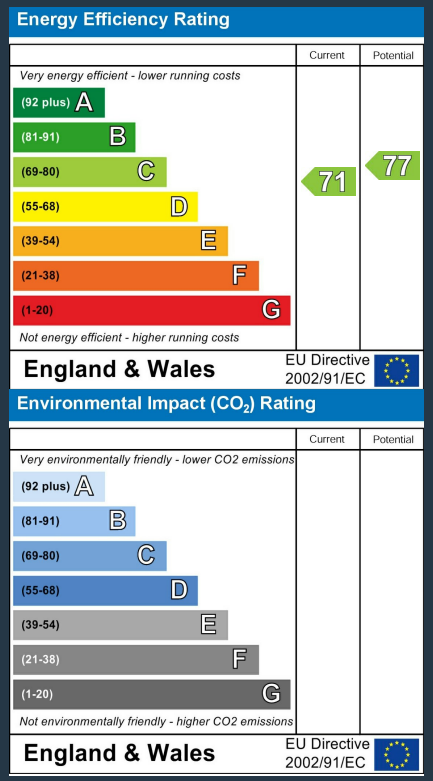
## EPC

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