



Freshfields, 18 Drawbriggs Court, Appleby-In-Westmorland, CA16 6JA

Asking price £325,000





# Freshfields, 18 Drawbriggs Court

Appleby-In-Westmorland, CA16 6JA

- Attractive detached dormer bungalow at the head of a quiet cul-de-sac
- Flexible accommodation across two floors, including a ground floor study/third bedroom
- Two well-proportioned first floor double bedrooms, both enjoying fell views
- Large detached garage/workshop plus driveway parking for three to four vehicles
- Within easy reach of Appleby's shops, cafes, and local amenities
- Elevated position with open views towards Appleby Castle and the distant fells
- Bright kitchen/dining room with patio doors opening onto the rear garden
- Attractive wraparound gardens with flagged terrace, pergola, and greenhouse
- Gas central heating, uPVC double glazing throughout — EPC C, Freehold
- Convenient access to Appleby train station and the A66 main travel route

Positioned at the head of a quiet cul-de-sac on the popular Drawbriggs Court, this well-presented detached dormer bungalow enjoys an elevated setting above the historic market town of Appleby-in-Westmorland, with lovely open views across the rooftops towards Appleby Castle and the distant fells beyond. Offering versatile accommodation across two floors, the property features three well-proportioned bedrooms — one currently used as a ground floor study — two bathrooms, and an inviting reception room perfect for both relaxing and entertaining. Outside, attractive gardens wrap around three sides of the home, providing a wonderful private outdoor space, while a large garage and driveway parking for multiple vehicles add everyday practicality. Situated on the edge of town, residents enjoy the tranquillity of suburban living alongside easy access to Appleby's local amenities, train station, and the surrounding Cumbrian countryside — a rare combination that makes this a truly special place to call home.

## Directions

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## GROUND FLOOR

Entered via a welcoming entrance porch with laminate flooring, the ground floor is centred around a bright and sociable layout. The hallway, with its attractive open-tread staircase, leads to a front-facing living room where a uPVC double glazed window frames views across the rooftops towards Appleby Castle. Part-glazed double doors connect the living room through to the kitchen/dining room, which runs the full width of the rear of the property and is an excellent space for everyday family life and entertaining alike. The fitted kitchen features painted wooden base units, a pale green worksurface, and a stainless steel sink, with space provided for a freestanding cooker and fridge/freezer. The dining area is filled with natural light from patio doors and windows to the rear and side, opening directly onto the garden.

A practical utility room provides space for laundry appliances alongside a stainless steel sink, worktop, and a wall-mounted Vaillant condensing combi boiler, with a stable-style composite door leading out to the side of the property. A downstairs cloakroom with WC and wash basin adds everyday convenience, while a versatile front-aspect room — currently used as a study — lends itself equally well as a third bedroom or additional reception room.

|                          |                              |
|--------------------------|------------------------------|
| <b>Entrance Porch</b>    | 5'2" x 3'4" (1.60 x 1.04)    |
| <b>Hallway</b>           | 6'0" x 14'8" (1.84 x 4.49)   |
| <b>Lounge</b>            | 12'4" x 14'11" (3.78 x 4.55) |
| <b>Kitchen Dining</b>    | 22'0" x 8'9" (6.73 x 2.67)   |
| <b>Study / Bedroom 3</b> | 8'0" x 11'7" (2.46 x 3.54)   |
| <b>Utility</b>           | 5'1" x 7'7" (1.56 x 2.33)    |

## FIRST FLOOR

The first floor landing is a generous, open space currently put to good use as a reading and hobby area, with a Velux window and drop-down loft ladder providing access to a boarded roof space ideal for storage. A recessed airing cupboard with shelving is also found here.

Two well-proportioned double bedrooms sit to the front of the property, both enjoying wonderful dormer window views across the rooftops of Appleby to the distant fells — a real feature of this home. The principal bedroom benefits from built-in wardrobes and a private en suite shower room, which is fitted with a WC, wash basin, and a generous shower enclosure with a mains-fed rainfall shower head. The second double bedroom is a bright and comfortable room of excellent proportions. The family bathroom is fitted with a WC, wash basin, and steel bath, and is served by an extractor fan and shaver point.

|                          |                             |
|--------------------------|-----------------------------|
| <b>W.C.</b>              | 7'7" x 3'10" (2.32 x 1.19)  |
| <b>Principal Bedroom</b> | 10'3" x 12'5" (3.13 x 3.81) |
| <b>Principal Ensuite</b> | 7'10" x 7'9" (2.41 x 2.38)  |
| <b>Bedroom 2</b>         | 11'2" x 12'0" (3.41 x 3.68) |
| <b>Bathroom</b>          | 7'3" x 8'2" (2.21 x 2.51)   |



## Landing

6'9" x 8'1" (2.06 x 2.48)

## Outside

The property's grounds are one of its most impressive features, extending attractively around three sides of the home. To the front, a well-kept lawn is framed by established shrub beds and borders. A gated side garden leads through a charming pergola to a lovely flagged rear terrace, complete with a gravel bed, block-paved seating area, a greenhouse, and a shed — a wonderful space for gardeners and outdoor entertaining alike. A lower area of the garden presents real potential as a productive kitchen garden. The generous side lawn also offers genuine scope for extending the property, subject to the necessary planning consents.

A tarmac driveway provides off-road parking for three to four vehicles and extends to a large detached garage/workshop fitted with an up-and-over door, light, power, and windows to the side.

## Location

Appleby-in-Westmorland is one of Cumbria's most characterful and well-loved market towns, situated in the beautiful upper Eden Valley. With a population of around 3,000, the town offers a welcoming community feel alongside a good range of everyday amenities, including local shops, a primary and secondary school, a swimming pool, an 18-hole golf course, bowling green, two fitness gyms, and badminton courts.

For a wider range of shopping and leisure facilities, the market town of Penrith is just 14 miles away, offering supermarkets, high street and independent retailers, a leisure centre, cinema, and further schooling. Penrith is also well known as the gateway to the North Lakes, with easy access to Ullswater and some of the region's finest countryside and outdoor recreation.

## Services

Mains electricity, gas, water, and drainage are all connected to the property. Heating is provided by gas central heating via a Vaillant condensing combi boiler. The property benefits throughout from uPVC double glazing. Council Tax Band D. EPC Rating C. Tenure — Freehold.

## 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.

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When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

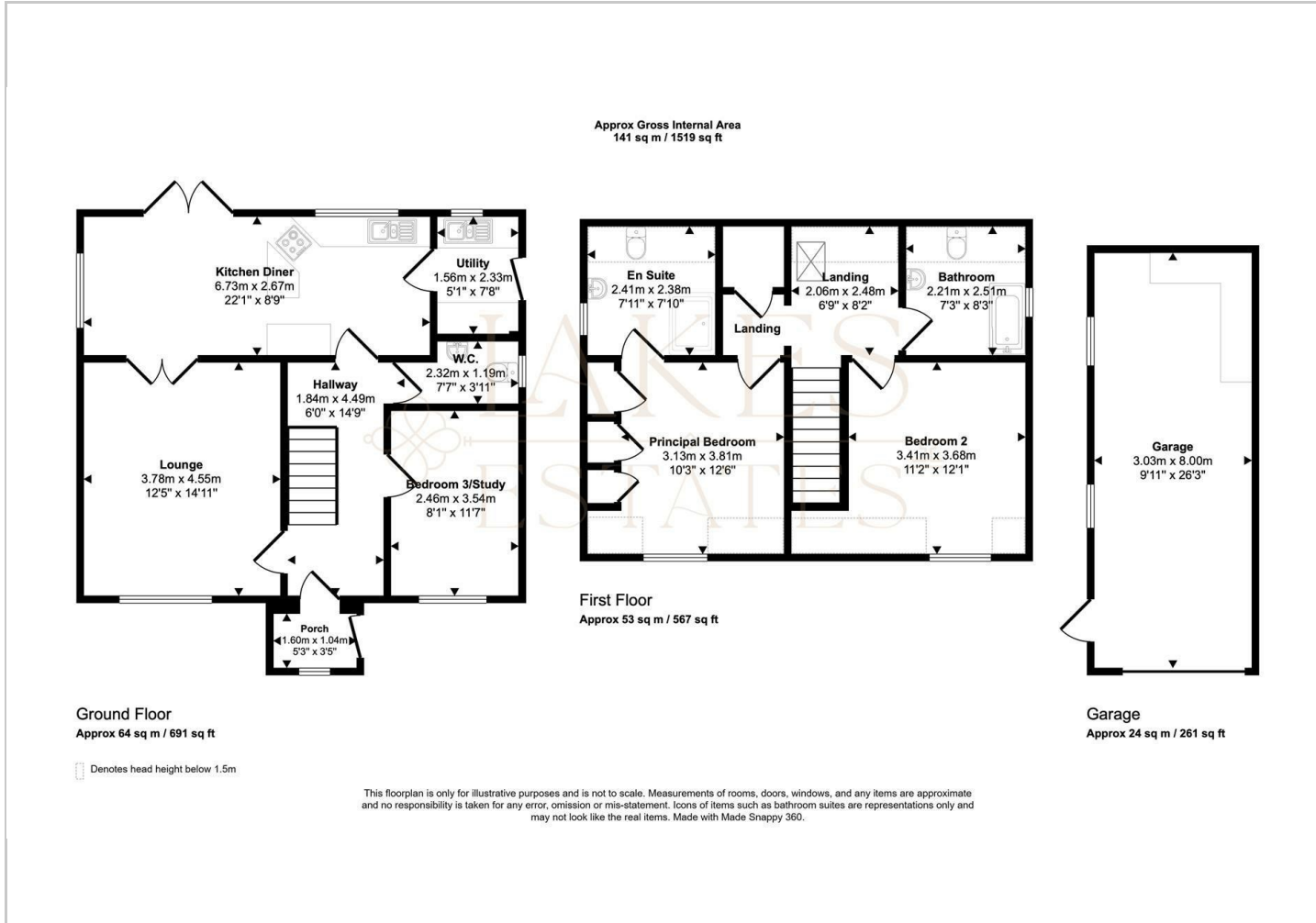
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

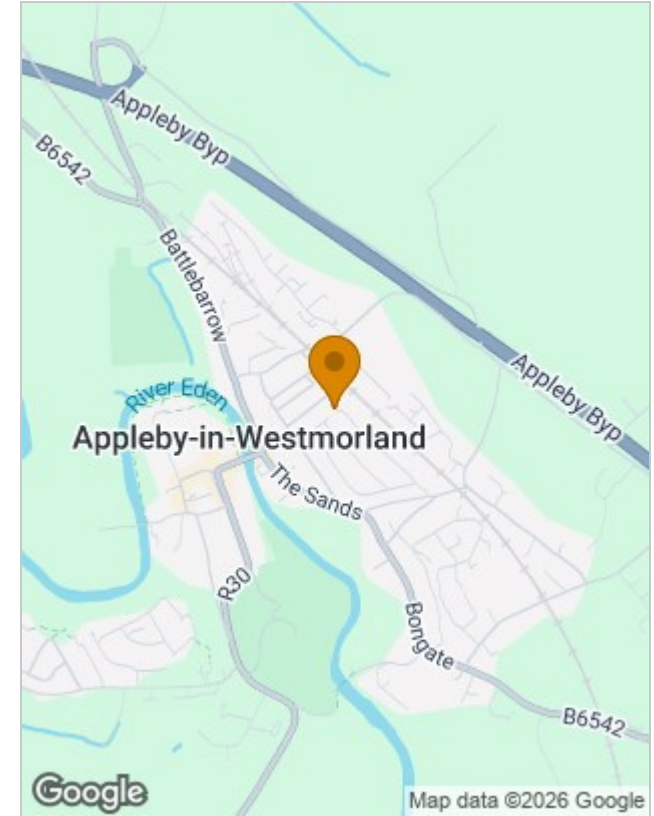




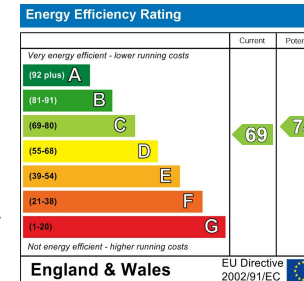
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.