



**30 Glebe Road, Appleby-In-Westmorland, CA16 6RT**

Guide Price **£320,000**

**PFK**



## 30 Glebe Road

### The Property:

#### **Beautifully Renovated 3-Bedroom Detached Bungalow within a Desirable area of Appleby**

Situated in the sought after and historic town of Appleby-in-Westorland, this immaculately presented three bedroom detached bungalow offers spacious, stylish living in a desirable location. Fully renovated to a high standard throughout, the property blends cosy charm with a contemporary finish - perfect for modern family life.

Inside, the home boasts a generous and well planned layout, including three bedrooms, a sleek shower room, and a separate modern bathroom both comprising three piece suites. In addition, the welcoming entrance hall leads to a practical and useful utility/cloaks room, with space to accommodate an additional fridge or freezer, along with the tumble dryer. A delightful dual aspect living room caters well to a family unit, and enjoys an electric Optymist stove set upon stone hearth and backdrop.

The rear hall grants access to the bedrooms and shower room, along with a useful boiler cupboard (housing the gas combi-boiler), a loft hatch with fitted ladders and accessing a partially boarded loft, while a family bathroom sits off the main hall, ensuring sanitary facilities are to hand.



## 30 Glebe Road

### The Property continued.....

Along the rear of the property is a wonderful kitchen/diner, complete with an array of units, both base and wall, with complementary worksurfaces and tiled splashbacks. Integrated appliances include dishwasher, washing machine and fridge freezer, whilst the stainless steel 1.5 sink with drainer and mixer taps sits beneath the window over looking the garden. Furthermore, patio doors lead out to the rear garden.

The inviting interior offers a warm, contemporary feel, with versatile accommodation to suit a wide range of buyers.

Outside, the property features generous gardens, largely laid to lawn and with well appointed flower beds, some of which have been created from stone removed from a feature chimney that was previously in situ in the living room, a stunning garden room fitted with electrics and complemented by a composite decked area offering a deceptively private area to sit, along with an additional patio - ideal for relaxing or entertaining - and garden shed. A driveway provides parking for three vehicles, and while the garage has been slightly reduced in size due to thoughtful internal alterations, it still offers practical storage or workshop space.





## 30 Glebe Road

continued.....

Conveniently located within easy reach of local amenities, the bungalow is close to a primary school, grammar school, doctors' surgery, and shops - making it an excellent choice for families, downsizers, or those seeking a peaceful yet well connected lifestyle.

A rare opportunity to own a turnkey home in a picturesque and historic location, offering the perfect balance of comfort, convenience, and quality.

- Wonderful 3 bed detached bungalow
- Extensive gardens with garden room, decking & patio area
- Driveway parking & 3/4 garage
- Fully renovated & in immaculate condition throughout
- Desirable location within the historic town of Appleby
- Well proportioned & versatile rooms
- EPC Rating - D
- Council Tax Band - C
- Tenure - Freehold







## 30 Glebe Road

### Location & directions:

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and provides good access to the north and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle Line.

### Directions

What3Words - [///enveloped.splints.broken](#) Once over the bridge in the centre of Appleby, head up Boroughgate following the road around the castle wall. Turn right into Colby Lane and take the right hand turn into Glebe Road. Follow the road round to the left and continue where the road turns to the right and the property is a short distance along on the right hand side, on the corner.



## ACCOMMODATION

### Hallway

### Living Room

13' 8" x 21' 11" (4.17m x 6.67m)

### Kitchen/Dining

22' 6" x 9' 5" (6.85m x 2.87m)

### Rear Hallway

### Shower Room

### Bedroom 1

12' 4" x 12' 6" (3.75m x 3.81m)

### Bedroom 2

9' 2" x 10' 1" (2.80m x 3.08m)

### Bedroom 3

9' 2" x 9' 5" (2.80m x 2.86m)

### Bathroom

### Utility/Cloaks Cupboard

6' 0" x 8' 0" (1.84m x 2.44m)



## EXTERNALLY

### Garden

### Driveway

3 Parking Spaces







## ADDITIONAL INFORMATION

### Services

Mains gas, electricity, water and drainage. Gas central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

### Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.



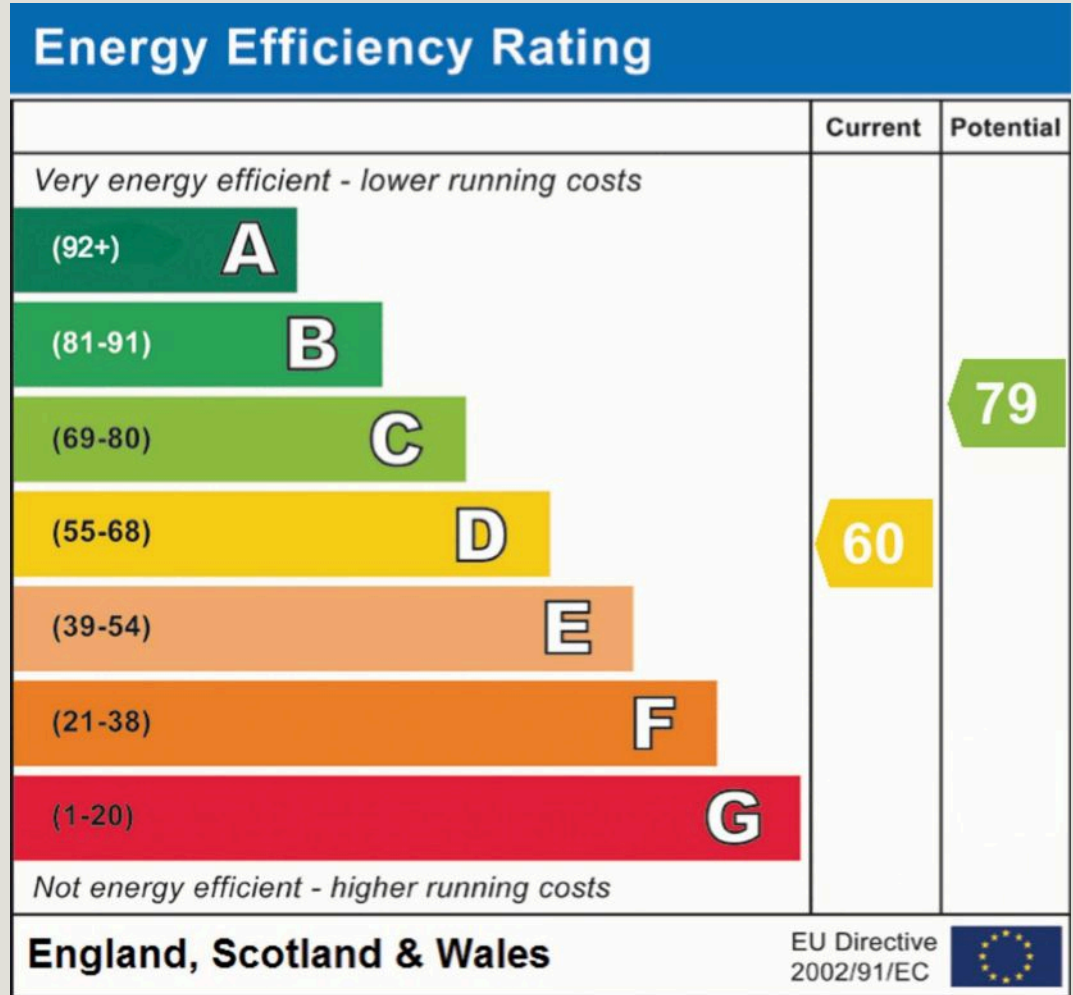
















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