





- Peaceful Cul-de-sac Location
- Enviable Countryside Views
- Individually Designed Family Home
- 4/5 Bedrooms
- 3 Bathrooms plus 2 x Downstairs WCs
- Spacious & Flexible Living Space
- Generous Front & Rear Gardens
- Ample Off Street Parking & Double Garage

Vicarage Park, Appleby, DN15 0AX,
£560,000

STARKEY & BROWN
YOUR LOCAL PROPERTY PEOPLE








Starkey&Brown are delighted to offer for sale Chestnut House, an individually designed detached family home occupying a generous plot within a desirable and peaceful cul-de-sac in the sought after village of Appleby. Set back from the road, the property enjoys a lovely sense of privacy, with uninterrupted countryside views to the rear. Upon entering, a porch leads through to the impressive open plan entrance hall and lounge, featuring striking windows, beamed ceilings and a cosy feature fireplace. The ground floor provides a versatile living space, including a separate dining room, kitchen with dining area overlooking the rear garden, family room with ceiling speaker system, utility room and two downstairs WCs. An office provides an excellent space for those working from home, with stairs leading to a generous room above the double garage, ideal for bedroom 5. The first floor is accessed via a spacious landing with useful storage and offers four further double bedrooms. The impressive master suite includes a large double bedroom with its own viewpoint, walk in wardrobe and en-suite bathroom. There's a further en-suite shower room and a family bathroom, providing excellent accommodation for a growing family or those seeking generous guest space. Externally, the property is approached via extensive off street parking, providing ample space for numerous vehicles, together with a double garage featuring electric roller doors. The front garden is predominantly laid to lawn, while access down both sides of the property leads through to the beautifully maintained rear garden. Mainly laid to lawn, the garden provides an excellent space for both relaxing and entertaining, while enjoying the wonderful open countryside views beyond. Chestnut House offers a fantastic combination of generous accommodation, versatile living space, impressive features and a desirable village setting. An internal inspection is highly recommended to fully appreciate all this exceptional family home has to offer. Call Starkey&Brown today to arrange your viewing. Freehold. Council tax band: G

Entrance Porch
Having door to the front aspect, radiator and coved ceiling.

Lounge
29' 3" x 12' 5" (8.91m x 3.78m)
Having feature double glazed window to the front aspect, further windows to the side aspect, sliding doors onto the rear garden, radiator, additional vertical radiator, beamed ceiling, coved ceiling and feature fireplace.

Kitchen/Breakfast Room
14' 6" x 14' 6" (4.42m x 4.42m)
Having double glazed windows to the rear and side aspects, coved ceiling, ceiling spotlights, counter spotlights, a range of wall and base units with work surfaces over, inset sink and drainer unit and space/plumbing for white goods.

Dining Area
Having two radiators, coved ceiling and views over the rear garden.

Family Room
16' 6" x 14' 6" (5.03m x 4.42m)
Having sliding doors to the rear garden, double glazed window to the side aspect, coved ceiling, two radiators and ceiling speaker system.

Dining Room
20' 8" x 14' 1" (6.29m x 4.29m)
Having double glazed window to the front aspect, two radiators and coved ceiling.

Utility Room
10' 1" x 8' 1" (3.07m x 2.46m)
Having double glazed window and door to the side aspect, radiator, coved ceiling, wall and base units with work surfaces over, inset sink and drainer unit, space/plumbing for white goods and Worcester oil central heating boiler.

Study
10' 4" x 9' 8" (3.15m x 2.94m)
Having radiator, door into garage and stairs to bedroom 5.

Downstairs WC
4' 9" x 3' 5" (1.45m x 1.04m)
Having automatic lighting, WC, wash hand basin, radiator and coved ceiling.

Downstairs WC 2
4' 9" x 3' 5" (1.45m x 1.04m)
Having automatic lighting, WC, wash hand basin, radiator and coved ceiling.

Open Hallway
Having storage cupboard and stairs rising to the first floor.

First Floor Landing
Having coved ceiling, ceiling spotlights, loft access and storage cupboard.

Master Bedroom
20' 10" max x 22' 0" max (6.35m x 6.70m)
Having two double glazed windows overlooking the rear garden, double glazed view point overlooking the rear garden and beyond, coved ceiling, en-suite and walk in wardrobe.

Master En-suite
6' 8" x 14' 5" (2.03m x 4.39m)
Having double glazed window to the rear aspect, panelled bath, shower cubicle, wash hand basin set in vanity unit, WC, radiator, coved ceiling, heated towel rail and extractor fan.

Walk in Wardrobe
10' 3" x 5' 9" (3.12m x 1.75m)
Having radiator and built in wardrobes.

Bedroom 2
16' 6" max x 14' 6" max (5.03m x 4.42m)
Having double glazed window to the rear aspect, radiator, coved ceiling and en-suite.

En-suite
5' 7" x 6' 9" (1.70m x 2.06m)
Having double glazed window to the side aspect, shower cubicle, wash hand basin, WC, radiator and extractor fan.

Bedroom 3
10' 3" x 12' 8" (3.12m x 3.86m)
Having double glazed window to the front aspect, radiator and coved ceiling.

Bedroom 4
10' 1" x 12' 2" (3.07m x 3.71m)
Having double glazed window to the side aspect, radiator and coved ceiling.

Bedroom 5
14' 3" x 23' 3" (4.34m x 7.08m)
Having double glazed windows to the front and side aspects, two radiators, ceiling spotlights and eaves storage cupboard.

Family Bathroom
10' 1" x 5' 7" (3.07m x 1.70m)
Having double glazed window to the side aspect, panelled bath, shower cubicle, wash hand basin, WC, heated towel rail, coved ceiling and extractor fan.

Garage
21' 0" x 28' 4" (6.40m x 8.63m)
Having two electric roller doors, two windows and door to the side, light and power.



















GROUND FLOOR



1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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