



# 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 2.134m)

##### 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**

///premaure.quoted.grazes

**Viewings**

By appointment with Hackney and Leigh's Penrith office

**AML Section**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat)



Annex



Kitchen/Diner



Annex Bathroom



Annex Living Room

Request a Viewing Online or Call 01768 593593

## Penrith Sales Team

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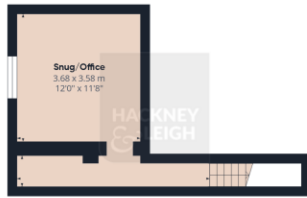


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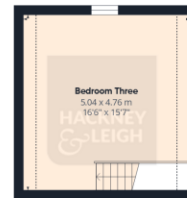
Floor -1 Building 1



Floor 0 Building 1



Floor 1 Building 1



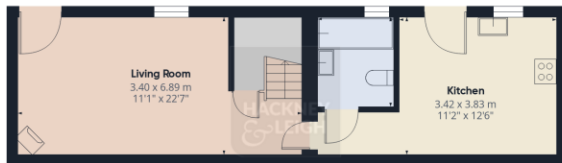
Floor 2 Building 1

Approximate total area<sup>(1)</sup>

199.6 m<sup>2</sup>  
2148 ft<sup>2</sup>

Reduced headroom

3.7 m<sup>2</sup>  
40 ft<sup>2</sup>



Floor 0 Building 2



Floor 1 Building 2

(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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