



Glenleigh, Drawbriggs Lane, Appleby-In-Westmorland, CA16 6UG

Guide Price £385,000

**PFK**

# Glenleigh Drawbriggs Lane

Appleby-In-Westmorland

**A Beautifully Presented 1920s Semi-Detached 4 bed Home with Versatile Accommodation and Delightful Gardens**

Occupying an elevated and discreet position, this wonderful late 1920s semi-detached home seamlessly blends traditional character with modern comfort. Immaculately maintained and thoughtfully enhanced by the current owners over more than 20 years, the property offers generous and flexible accommodation, including four bedrooms, multiple reception rooms and an impressive attic area.

A **welcoming entrance hall** sets the tone, offering a spacious introduction with stairs rising to the first floor and access to the principal ground floor rooms. A useful **utility/WC** provides practical space for laundry appliances alongside a WC and basin, while an understairs cupboard offers additional storage.

To the front, the **sitting room** is a charming and cosy space, retaining original 1920s features including an Arts and Crafts style window and the original external door leading out to the front patio. A wood burning stove adds warmth and character. The **living room** is equally inviting, featuring a gas fire and connecting seamlessly through to the rear **garden room**, creating a wonderful flow of living space ideal for both relaxing and entertaining.



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The heart of the home lies within the **dining kitchen and extension**, thoughtfully added around 20 years ago. The kitchen is fitted with a range of wall and base units, complemented by original built-in cupboards, and includes an integrated dishwasher, ceramic sink, and a Rangemaster cooker. There is space for a fridge/freezer, while large hardwood windows and Velux roof lights flood the space with natural light. The dining area provides ample room for family gatherings, and both the dining kitchen and adjoining garden room offer direct access to the rear garden.

To the first floor are **three double bedrooms**, two of which benefit from built-in storage, along with a versatile **single bedroom/study**. A well-appointed **family bathroom** fitted with a three-piece suite completes this level.

A further staircase leads to the **second floor**, where a loft conversion provides an additional room, a **shower room**, and useful eaves storage. *(Please note: this conversion has not been signed off under current Building Regulations.)*



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Externally, the property continues to impress. A **detached single garage** with electricity, a private parking space, and **gardens extending to three sides** create a superb outdoor environment. The gardens have been lovingly cultivated, featuring vibrant flower beds, mature shrubs and trees that encourage wildlife and provide year round interest. A pathway to the side of the property leads directly onto Drawbriggs Lane, offering convenient pedestrian access into the town centre.

Further benefits include a recently replaced roof and the majority of windows updated in recent years, while select original and hardwood windows have been retained to preserve the property's character.

This is a rare opportunity to acquire a truly special home - offering charm, space and flexibility in a sought after and convenient location, perfectly suited to a variety of lifestyles.





## Glenleigh Drawbriggs Lane

Appleby-In-Westmorland

Appleby is an historic market town located just 14 miles south east of Penrith which lies on the London to Glasgow mainline. Appleby is situated just 10 miles east of the Lake District National Park and is at the foot of the Northern Pennines Area of Outstanding Natural Beauty and at the heart of the Eden Valley. It is serviced by the M6 via junction 38 at Tebay and the A66 bypasses the town and gives good access to the north and also to the south via the A1 at Scotch Corner. The town is served by a variety of small supermarkets, an assortment of independent shops, art galleries, boutique cafes, there is also an array of shops selling artisan fresh produce, a weekly market, schools which are rated good by Ofsted, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.



- Charming 1920's 4 bed home
- Versatile accommodation with rear extension
- Beautiful established gardens
- Detached single garage & parking space
- Convenient & private location
- Tenure - Freehold
- Council Tax Band - D
- EPC rating E

## ACCOMMODATION

### GROUND FLOOR – Entrance Hall

#### Sitting Room

16' 8" x 12' 11" (5.09m x 3.94m)

#### Living Room

13' 9" x 12' 11" (4.20m x 3.93m)

#### Dining Kitchen

20' 7" x 11' 6" (6.27m x 3.51m)

#### Garden Room

11' 10" x 10' 11" (3.61m x 3.33m)

#### Utility Wc

6' 8" x 5' 5" (2.02m x 1.66m)

### FIRST FLOOR – Landing

#### Bathroom

7' 6" x 5' 5" (2.29m x 1.64m)

#### Bedroom 1

13' 9" x 11' 9" (4.20m x 3.59m)

#### Bedroom 2

14' 1" x 13' 0" (4.29m x 3.95m)

#### Bedroom 3

11' 6" x 8' 10" (3.51m x 2.69m)

#### Bedroom 4 / Study

10' 11" x 5' 5" (3.34m x 1.66m)

### SECOND FLOOR – Shower Room – Second Floor

#### Attic Room

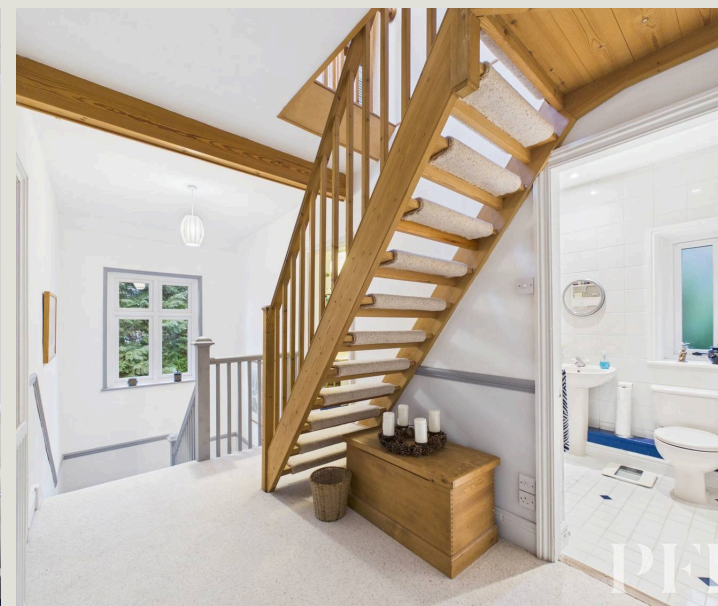
15' 3" x 12' 10" (4.66m x 3.90m)

### EXTERNAL – Garage

9' 11" x 16' 9" (3.01m x 5.10m)

### Gardens & Parking

Established gardens to front, side and rear, with a woodland along the banking to Drawbriggs Lane. Parking to the front of the garage



## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Gas fire heats the back boiler in the living room, this is connected to the hot water. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. We understand there is a Right of Way in place to access your garage and to park in front of the garage itself. When facing the garage, the area to the right is NOT under the ownership of Glenleigh.

### Directions

The property can be located by using What3Words - [///chin.overhear.qualify](#) or via the Post Code CA16 6UG. A For Sale board has also been erected for identifying purposes.

### Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



## PFK Estate Agents

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