



Town Head House | Great Asby | Appleby-In-Westmorland | CA16 6EX

Guide Price £695,000



**DAVID BRITTON**  
ESTATES



## Key Features

- 4 bedroom detached period home
- IN THE YORKSHIRE DALES NATIONAL PARK
- Detached double garage with home office & excellent broadband
- The total plot extends to around 1 acre including the land to the side
- 5 Reception Rooms & 4 Bedrooms & 2 bathrooms
- Ideal for home working or future development
- Workshop/store, with conversion potential (STP)
- Retains many original character features
- Excellent village community with church, school and pub, close to Appleby
- Offered with no onward chain

## Summary

**\*\* 4 bedroom house INCLUDING adjoining land with Planning Permission\*\***

A Wonderful Lifestyle Opportunity to escape to the Yorkshire Dales National Park!!

With an abundance of charm and character, this period 4 bedroom home sits in an elevated position on the edge of Great Asby in the Yorkshire Dales National Park. The total plot extends to around 1 acres, including the land to the side, which has PP for an additional dwelling, with detached double garage, home office and private landscaped gardens.





## Floor plans

### COUNCIL TAX BAND - Westmorland & FurnessF

#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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