

11 Castle View Road, Appleby-In-Westmorland, CA16 6HH

Guide Price £235,000

PFK

11 Castle View Road

The Property:

Occupying an elevated position, this detached bungalow offers well proportioned accommodation, comprising a central entrance hallway with doors leading to all rooms and useful built in storage cupboards. The spacious lounge enjoys plenty of natural light from a bay window and features a gas fire, creating a comfortable living space. The good sized kitchen is fitted with a range of units and integrated appliances, with a convenient side door providing external access. There are two double bedrooms and a bathroom fitted with a good sized walk-in shower.

Externally, the property benefits from a small front garden, laid to lawn with mature shrubs and trees, together with driveway parking and a garage fitted with an electric up and over door. To the rear, the garden is predominantly laid to lawn and can be accessed from either side of the property.

An appealing detached bungalow in an elevated position within the popular market town of Appleby.

- **Tenure: Freehold**
- **Council Tax: Band D**
- **EPC rating E**













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Appleby is a popular historic market town, set within the beautiful Eden valley and surrounded by attractive countryside. The town offers a good range of local amenities, including independent shops, cafés, public houses, supermarkets and primary schooling. There are also excellent transport links, with a railway station providing connections along the scenic Settle to Carlisle line and road links to Penrith, Kirkby Stephen and the M6 motorway.

ACCOMMODATION

Hallway
11' 4" x 4' 4" (3.46m x 1.32m)

Living Room
21' 0" x 15' 0" (6.40m x 4.56m)

Kitchen
12' 0" x 9' 0" (3.65m x 2.75m)

Bedroom 1
14' 3" x 11' 6" (4.35m x 3.51m)

Bedroom 2
11' 3" x 9' 4" (3.42m x 2.84m)

Bathroom
7' 8" x 5' 11" (2.33m x 1.81m)

Garage
17' 9" x 12' 5" (5.40m x 3.79m)





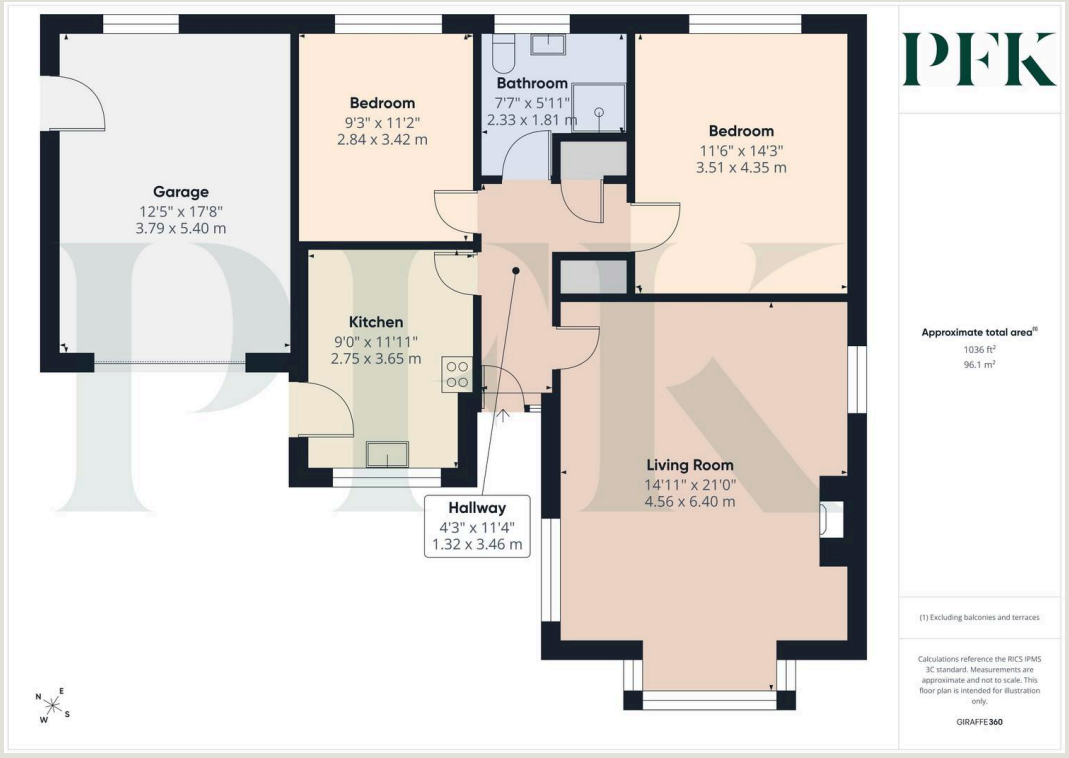


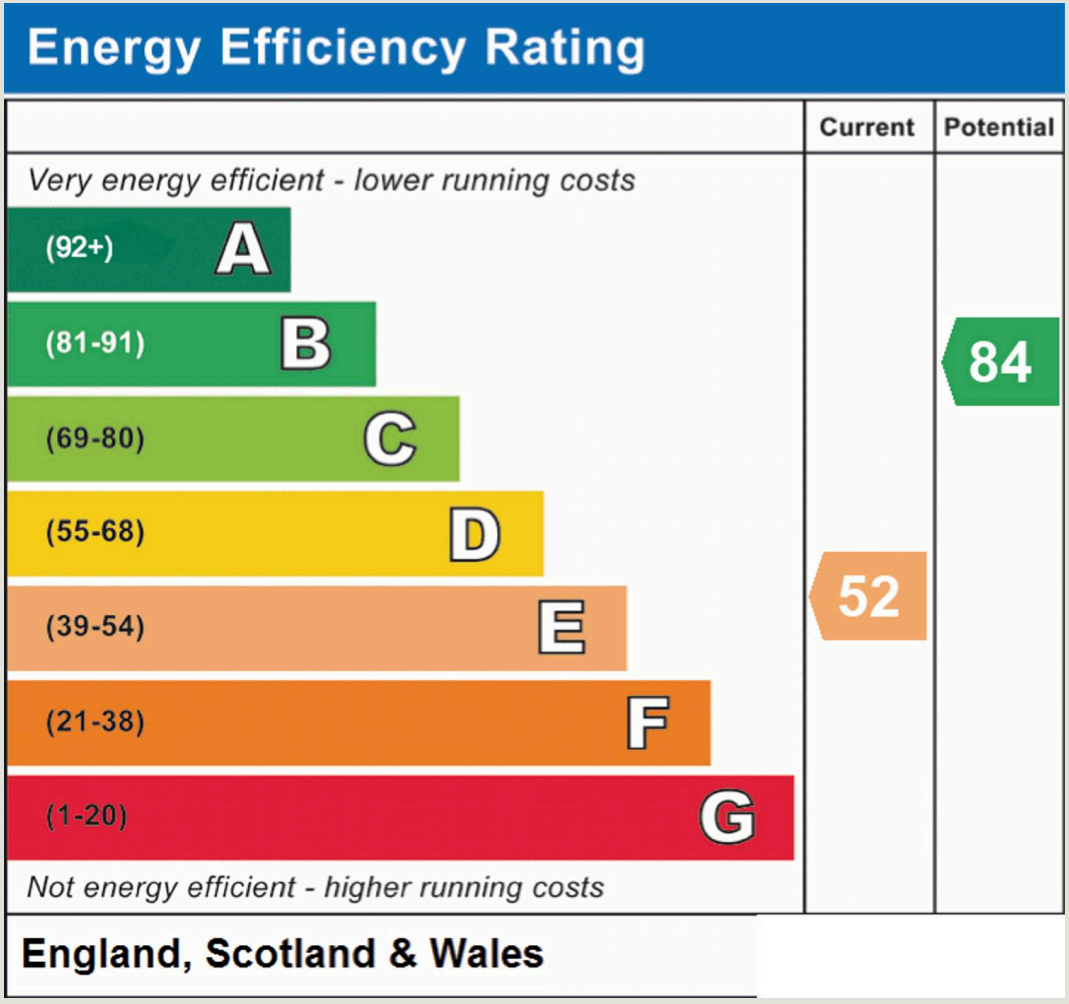
ADDITIONAL INFORMATION

Referral Fee Disclosure
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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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 £234 in 2025 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.

Services
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

Directions
11 Castle View Road can be located by using the postcode CA16 6HH or by using What3words///corporate.painter.throw


Garage
12'5" x 17'8"
3.79 x 5.40 m
Bedroom
9'3" x 11'2"
2.84 x 3.42 m
Bathroom
7'7" x 5'11"
2.33 x 1.81 m
Bedroom
11'6" x 14'3"
3.51 x 4.35 m
Kitchen
9'0" x 11'11"
2.75 x 3.65 m
Hallway
4'3" x 11'4"
1.32 x 3.46 m
Living Room
14'11" x 21'0"
4.56 x 6.40 m
N
E
S
W
PFK
Approximate total area(1)
1036 ft²
96.1 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
52
84
England, Scotland & Wales



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The Property Ombudsman

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