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## **3 Riverside Court, Appleby-In-Westmorland, CA16 6BP**



- **Smart and Stylish Modern House Overlooking River Eden**
- **Conveniently Positioned Close to the Centre of Appleby**
- **Dining Kitchen with Integral Appliances**
- **Generous Living Room with an Excellent Open Outlook**
- **2 Double Bedrooms + Shower Room**
- **uPVC Double Glazing + Gas Central Heating**
- **Small Terraced Garden to the Rear + Private Parking**
- **Tenure - Freehold. Council Tax Band - C. EPC - C**

**Asking price £200,000**

In an idyllic position on the bank of the River Eden, very close to the centre of this historic market town and with a gorgeous view across the river to the cricket ground and surrounding area, 3 Riverside Court is a modern cottage with smart and comfortable accommodation comprising; Entrance Hall, Dining Kitchen with integrated appliances and patio doors to the rear and a Double Bedroom to the ground floor. To the first floor there is a large Living Room extending across the width of the property with a box bay window benefitting from the excellent outlook, a Double Bedroom and a Shower Room. To the rear is a flagged Garden with a south westerly aspect and a Private Parking Space. The property also benefits from uPVC Double Glazing, Gas Central Heating via a condensing boiler and a Living Flame Gas Fire in the living room.

Please note, during storm Desmond, a small amount of water did get into the house, since then, we understand that there have been several flood resistant measures taken, including solid floor to the kitchen, tanking, raised electrics and external flood gates.

### **Location**

3 Riverside Court is close to the centre of Appleby and at the bottom of Battlebarrow.

1 house parking zone is available on the side of the River Eden and a resident's car park is to the rear of Riverside Court.

The what3words position is; feast.embedded.september

### **Amenities**

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure**

The property is freehold and the council tax is band C.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a composite security door to the;

**Entrance Hall 11' x 5' (3.35m x 1.52m)**

Stairs lead to the first floor with a cupboard below. There is a double radiator and oak doors off to the ground floor bedroom and;

**Dining Kitchen 10'6 x 18'6 (3.20m x 5.64m)**

Fitted with a range of off-white gloss fronted units with a stone effect worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric oven and microwave, a gas hob with glass splashback and cooker hood, an integral dishwasher and fridge freezer and plumbing for a washing machine. The floor is vinyl tiled and there is a double radiator and extractor fan. A uPVC double glazed window and double doors face to the rear overlooking the beautiful Eden river.

**Ground Floor Bedroom 10'11 x 10' (3.33m x 3.05m)**

There is a TV aerial point, a double radiator and uPVC double glazed window to the front.





## **First Floor-Landing**

A ceiling trap gives access to the roof space and oak finish doors lead off.

## **Living Room 10'8 x 18'7 (3.25m x 5.66m)**

A corner mounted living flame gas fire is set on a marble hearth and back with a painted wood surround. There is a double radiator, a TV and telephone point.



A uPVC double glazed box bay floor to ceiling window to the rear enjoys a wonderful outlook across the river Eden to the cricket ground opposite.



## **Bedroom 11'9 x 9'6 (3.58m x 2.90m)**

Having a TV aerial point, a double radiator and a uPVC double glazed window to the front.



### **Shower Room 7'8 x 5'5 (2.34m x 1.65m)**

Fitted with a contemporary wash basin set in a cabinet with cupboards below and mirrored cabinet above, a toilet and a large shower enclosure, having a Mira mains fed shower. The walls and floor are fully tiled, the ceiling has recessed downlights and there is a heated towel rail, an extractor fan and a uPVC double glazed to the front. There is a recessed cupboard above the stairs.



### **Outside**

To the front of the house is a flagged forecourt.

To the rear is a flagged garden area by the patio doors with a low stone wall around and benefiting from the views across the river Eden.

Steps lead down to:



### **Shared Car Park**

With an allocated private parking space.

**DINING KITCHEN**  
18'6" x 10'6"  
5.64m x 3.20m

**GROUND FLOOR BEDROOM**  
10'11" x 10'0"  
3.33m x 3.04m

**ENTRANCE HALL**

**UNDER STAIRS**

**BATHROOM**

**UP**

**LIVING ROOM**  
18'7" x 10'8"  
5.66m x 3.25m

**LANDING**

DOWN

**SHOWER ROOM**  
7'8" x 5'5"  
2.34m x 1.66m

**FIRST FLOOR BEDROOM**  
11'0" x 9'6"  
3.35m x 2.90m

**CUP'D**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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