

West View,, Great Asby, Appleby-In-Westmorland, CA16 6EX



- **Attractive and Characterful Stone Built Cottage**
- **Beautiful Peaceful Village Location in the Westmorland Dales National Park**
- **Living Room, Sitting/Dining Room, Breakfast Kitchen + WC**
- **3 Bedrooms and Modern Shower Room**
- **Adjoining Garage/Workshop and Off Road Parking for 4 Cars**
- **Enclosed Cottage Garden to the Rear with a Southerly Aspect**
- **Tenure- Freehold. Council Tax Band - D. EPC Rate - E**

Asking price £340,000

In the alluring and peaceful Westmorland Dales National Park, only 5 miles from Appleby, 6.5 miles from Orton and 7.5 miles from Kirkby Stephen, West View, Great Asby is a traditional stone built cottage in the heart of this vibrant rural community which enjoys excellent access to some of the most beautiful Cumbrian countryside. West View, probably once a row of three "ono up - one down" labourer's cottages is a smart, stylish and characterful home with accommodation comprising; Sitting/Dining Room, Breakfast Kitchen, Living Room, WC, 3 Bedrooms and a Shower Room. Outside there is ample Parking for 4 cars to the front, an Adjoining Garage/Workshop and to the rear is a delightful Cottage Garden with Southerly Aspect and a Summer House. The property also benefits from Double Glazing, Oil Central Heating from a Condensing Boiler and a Multi Fuel Stove in the living room.

Location

From the centre of Appleby, drive up Boroughgate, round Appleby Castle, the road becomes Scattergate and out of town, signposted to Orton. Approximately 0.8 miles from the town, fork left, signposted to Great Ormside and Great Asby. After approximately 1.25 miles, turn right, signposted to Great Asby. Drive through the village and turn left over the narrow bridge and then turn right. West View is on the left.

The what3words position is extra.stylist.meatball

Amenities

Great Asby is within the Westmorland National Park and is surrounded by beautiful open countryside with a wealth of footpaths and bridleways. In the village of Great Asby there is a public house and a primary and infant school with an after school playgroup and a play area with swings etc. Further facilities are in Appleby.

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 and electricity are connected to the property. Drainage is to a private Klargestor tank and heating is by fuel oil.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Referral Fees

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

ACCOMMODATION

Entrance

The main entrance is through a panel door to the;

Sitting/Dining Room 9' 6 x 9'11 (2.74m 1.83m x 3.02m)

A multi fuel stove is set in a simple inglenook with rustic timber surround. To one side of the chimney breast is a pitched pine floor cupboard which houses the MCB consumer unit, and a double glazed window to the front has a window seat. There is an exposed beam to the ceiling, a single radiator and stairs to the first floor. panel doors lead to the rear lobby and;



Breakfast Kitchen 16' 4 x 19'7 (4.88m 1.22m x 5.97m)

Fitted with a range of pitch pine fronted units with a natural wood worksurface incorporating a stainless steel single drainer sink with mixer tap and tiled splashback. There is a corner mounted built-in electric AEG oven and five ring LPG hob with cooker hood, space for an upright fridge freezer and plumbing for a washing machine and a dishwasher. One of the cupboards houses an oil fired Grant condensing boiler which provides the hot water and central heating. There is a single radiator, a telephone point, a telecoms point and windows to the front and rear give good natural light. A door opens to the;



Living Room 16'5 x 9'8 (5.00m x 2.95m)

There is a wall point for a television, a double radiator and a wall mounted flame effect electric heater. To one wall is a built-in bookcase and display cabinet and to another is a shelved recess. There are two wall light points and double glazed windows to the front and rear giving a pleasant outlook across the village.



Rear Lobby

Having a single radiator, a part glazed door to the garden and a door to the;

WC

WC Fitted with a contemporary toilet and wall mounted wash basin with pillar taps. The floor is tiled there is a small chrome heated towel rail, an extractor fan and recessed downlights to the ceiling.

First Floor-Landing

A double glazed window to the rear gives natural light.



Bedroom One 16'7 x 9'7 (5.05m x 2.92m)

Having a double radiator and double glazed windows to the front and rear looking out over the village



Bedroom Two 8'11 x 9'10 (2.72m x 3.00m)

Currently used as an office. There is a recess with hanging rail, a single radiator and a double glazed window to the front looking out across the village.



Bedroom Three 8'2 x 10'5 (2.49m x 3.18m)

A recessed airing cupboard houses the hot water tank and has shelves. A ceiling trap gives access to the roof space there is a single radiator and a double glazed window to the front.



Shower Room 5'4 x 9'10 (1.63m x 3.00m)

Fitted with a wall mounted wash basin with pillar taps, a toilet with concealed cistern and a large low step shower enclosure with a mains fed shower over. The walls are fully tiled, the floor is tiled with electric underfloor heating and there is a dual fuel heated towel rail and an extractor fan. The ceiling is partly sloped with a double glazed Velux window and recessed downlights.



Outside

To the front of West View is a gravel parking area for three to four cars and a hedgerow to the front boundary gives a degree of privacy.

To the side of the house is an;



Adjoining Garage/Workshop 24'1 x 13' (7.34m x 3.96m)

Having wooden vehicle doors to the front and the door to the rear opens into the garden. There are lights and power points. A drop-down ladder gives access to a useful store area.

To the rear of West View as a delightful enclosed cottage garden with a flagged area by the Cottage. There are three steps up to a lawned garden with well stocked borders to either side, an ornamental pond with waterfall. At the far end of the garden and a wooden summer house and there is a fenced off area with the oil tank and a storage shed.



The floor plan shows a layout with the following rooms and dimensions:

- GARAGE WORKSHOP**: 24'1" x 13'0" (7.34m x 3.96m)
- LIVING ROOM**: 16'5" x 9'8" (5.00m x 2.95m)
- DINING KITCHEN**: 16'4" x 9'7" (4.98m x 2.92m)
- SITTING ROOM**: 9'10" x 9'7" (3.00m x 2.92m)
- WC**: Located near the rear lobby.
- REAR LOBBY**: Located at the rear of the property.
- Stairs**: Labeled "UP", indicating access to the second floor.
- Feature B**: A small rectangular feature, possibly a fireplace or built-in unit, located between the Living Room and Dining Kitchen.

BEDROOM 1
16'7" x 9'7"
5.06m x 2.92m

BEDROOM 2
9'10" x 8'11"
3.00m x 2.72m

BEDROOM 3
10'5" x 8'2"
3.18m x 2.49m

SHOWER ROOM
9'10" x 5'4"
3.00m x 1.63m

LANDING

DOWN

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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