

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

The Old Post Office, Great Asby, Appleby-In-Westmorland, Cumbria, CA16 6EX



- **Exquisite Refurbished Cottage with Many Updates and Improvements**
- **Picturesque and Peaceful Westmorland Village**
- **Rich in Traditional Character with a Modern Twist**
- **Living Room, Dining Room, Kitchen + Utility Room**
- **3 Bedrooms, Bathroom + Useful Attic**
- **Attractive Forecourt Garden with Parking Space + Enclosed Rear Yard**
- **uPVC Double Glazing, Oil Central Heating + Multi Fuel Stove**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

Asking price £325,000

In the heart of this divine and peaceful Westmorland village, 5 miles from the centre of the historic market town of Appleby, 7.5 miles from the centre of Kirkby Stephen and surrounded by gorgeous open countryside, The Old Post Office has been lovingly renovated and updated by the current owners to a high standard throughout to create a comfortable and chic cottage, without losing any of the character and charm of the original building.

The accommodation comprises; Living Room, Dining Room, Kitchen, Utility Room, 3 Bedrooms a Bathroom and a useful Attic. There is a delightful Forecourt Garden with an Off Road Parking Space and to the rear is an Enclosed Stone Flagged Yard.

The cottage also benefits from uPVC Double Glazing, Oil Central Heating via a Condensing Boiler and an AGA Multi Fuel Stove in the living room which combined with the insulated walls help to give an impressive EPC rating of C.

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, passed the church and turn left over the narrow bridge and then turn left, The Old Post Office is on the right.

The what3words position is; relaxing.oppose.courts

Amenities Penrith

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 on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

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

Heating is by fuel oil via a condensing boiler.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the:

Living Room 11'9 x 11'9 (3.58m x 3.58m)

A modern AGA multi fuel stove is set in a brick back and stone hearth with a rustic oak mantle. A uPVC double glazed sash window with window seat to the front gives a gorgeous view out across the village. There is a modern column radiator, an exposed beam to the ceiling, a telecoms point, a plank door with strap hinges to the inner hall and a broad open doorway to the;



Dining Room 11 foot 8 x 7' 11

Having oak flooring, a modern column radiator and a uPVC double glazed sash window with window seat to the front looking out across the village. An open doorway leads to the:



Kitchen 8'4 x 8'1 (2.54m x 2.46m)

Fitted with a range of matt, sage-green shaker style units and a wood block effect worksurface incorporating a stainless steel sink with mixer tap. There is a built-in Neff electric oven and induction hob with a stainless steel and glass cooker hood. The ceiling has recessed downlights, the flooring is oak and there is a modern column radiator. A uPVC double glazed window and door faces to the rear and there is access to a small inner lobby with stairs to the first floor and plank pine doors off to the living room and:



Utility Room 8'3 x 8'11 (2.51m x 2.72m)

To one side is a wood block effect worksurface with base cupboard below and having plumbing for a washing machine and dishwasher. There is space for an upright fridge freezer and a large corner cupboard houses a Worcester oil fired condensing combination boiler providing the hot water and central heating. There is a further cupboard below the stairs, the flooring is ceramic tiled and a uPVC double glazed window faces to the rear.



First Floor-Landing

A uPVC double glazed window in the stairwell gives natural light and pine planked doors open to the bedrooms, bathroom and the steps to the attic.



Bedroom One 11'11 x 11'4 (3.63m x 3.45m)

Having a modern double radiator and a uPVC double glazed sash window to the front looking out across the village



Bedroom Two 11'11 x 8'10 (3.63m x 2.69m)

Having a modern double radiator and a uPVC double glazed sash window to the front looking out across the village



Bedroom Three 8'5 x 8'2 (2.57m x 2.49m)

Currently used as a craft room, there is a work bench across the length, a double radiator and a uPVC double glazed window to the rear.



Bathroom 8'3 x 6'2 (2.51m x 1.88m)

Fitted with a contemporary wash basin with pillar taps, set in a wash stand with cabinet below, a toilet and a square ended shower bath having a mains fed double head shower over, tiles around and a clear screen. The flooring is slate tiled, the ceiling has recessed downlights and there is a modern column radiator, an extractor fan and a uPVC double glazed window to the rear.



Attic

Being insulated and part boarded and having a light and two Velux roof windows.

Outside

To the front of the house, the forecourt has a low stone wall to the front with metal railings and a metal gate opening onto a stone flagged path to the front door. To one side of the path is a small artificial grass lawn with a well stocked flower bed to two sides and a stone flagged seating area to one corner and to the other side is a gravelled off-road parking space.



To the side of the cottage is a shared access lane over which the owners of the Old Post Office have pedestrian and vehicle rights of way.

Across the rear of the cottage is a stone flagged yard with a wall and high wooden fence around, a gate opening onto the side lane and a timber built storage shed which houses the oil tank and there is an adjoining log store



Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

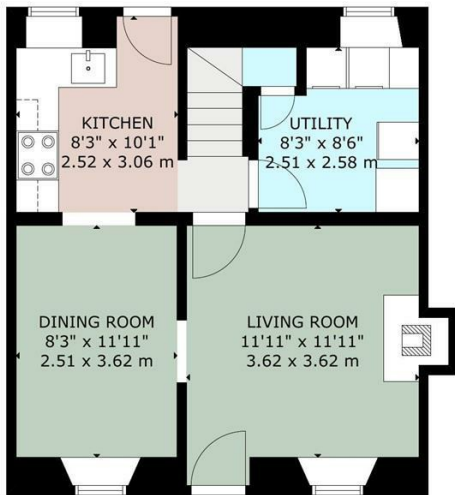
Referral Fees

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 :

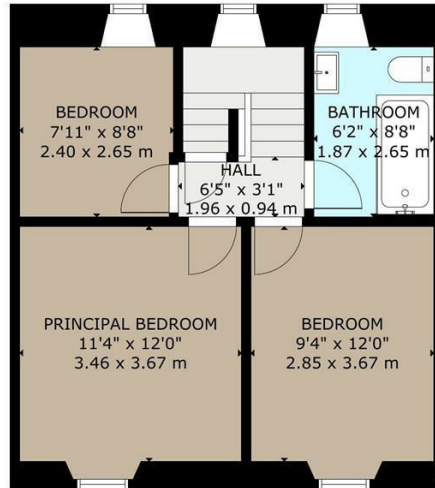
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

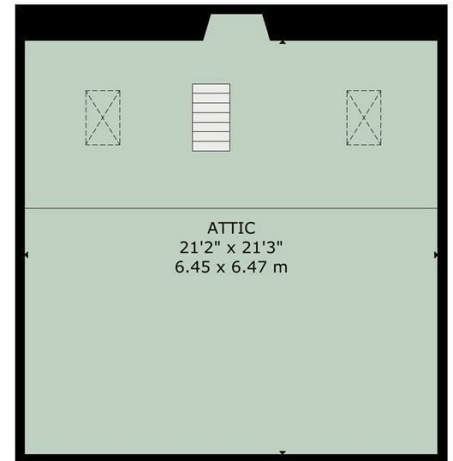
Average referral fee earned in 2024 was £253.00



FLOOR 1

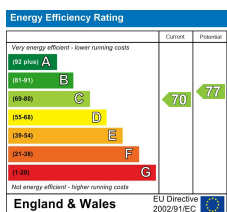


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 TOTAL: 129 m²/1,389 sq.ft
 FLOOR 1: 43 m²/466 sq.ft, FLOOR 2: 44 m²/470 sq.ft, FLOOR 3: 42 m²/453 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Email - info@wilkesgreenhill.co.uk

Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
 Penrith
 Cumbria
 CA11 7BP

T: 01768 867999
 F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
 Registered Office: 9 + 10 Angel Lane, Penrith

