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9 The Croft, Long Marton, Appleby-In-Westmorland, CA16 6BX



- **Immaculate Modern Mid Terraced Home**
- **Community Village Near Appleby in the Eden Valley**
- **Living Room Open to Dining Room + Kitchen**
- **3 Bedrooms + First Floor Bathroom**
- **Well Maintained Gardens to the Front and Rear**
- **Off Road Parking Space + Garage**
- **uPVC Double Glazing + LPG Central Heating**
- **Tenure - Freehold. Council Tax Band - A. EPC - D**

Price £170,000

In the heart of the Eden Valley, just 3.25 miles from Appleby and 12 miles from the centre of Penrith, Long Marton is surrounded by fantastic open countryside and the community is based around a well regarded village primary school. 9 The Croft, set in the middle of the village on a quiet pedestrian road, is a comfortable and well cared for mid terraced home with accommodation comprising; Entrance Porch, Living Room open into the Dining Room, Kitchen, 3 Bedrooms and a Bathroom with a shower over the bath.

Outside there is an attractive enclosed Front and Rear Garden, and there is an Off Road Parking Space and a Garage is a neighbouring block.

This lovely and ready to move into home also has the benefit of uPVC Double Glazing, LPG Central Heating via a Condensing Boiler and a Living Flame Fire in the living room

Location

Long Marton is approximately 3 1/3 miles to the North West of Appleby and 11.5 miles to the centre of Penrith.

From the centre of Appleby, head up Battlebarrow, go beneath the A66 and continue for 1.3 miles from the centre of Appleby. Then turn left, signposted to Long Marton. Drive into the village and turn left into The Croft. Follow the road around the right hand bend and turn right into Croft View, number 9 The Croft is on the right hand side, at right angles to Croft View and accessed by a footpath. There is an off road parking space and a garage which are both accessed from Croft View.

Amenities

In the village of Long Marton there is an infant/junior school, a church and a newly refurbished village pub. The village has an active village community based on the village institute

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School and rail station on the Settle to Carlisle railway line. Leisure facilities include a Swimming Pool, an 18-hole golf course and Bowling Green.

A larger shopping centre is Penrith 12 miles away. Penrith is a popular market town, 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, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is by LPG bottles.

Tenure Freehold

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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

ACCOMMODATION

Entrance

Through a composite security door with double glazed inset windows to the;

Entrance Hall

Stairs lead to the first floor and a solid oak door opens to the;

Living Room 12'11 x 15'1 (3.94m x 4.60m)

A log effect LPG living flame fire is set in a granite hearth and back with a polished oak surround. There is a uPVC double glazed window to the front, a double radiator, a TV aerial point and a satellite lead. A solid oak door opens to the under stair cupboard and the room is open to the;



Dining Room 9'6 x 7'10 (2.90m x 2.39m)

There is a double radiator, uPVC double glazed patio doors opening to the garden and a part glazed oak door to the;



Kitchen 9' x 10' (2.74m x 3.05m)

Fitted with a range of painted oak fronted wall and base units with a marble effect work surface incorporating a stainless steel single drainer sink with a mixer tap and tiled splash back, There is space for a slot in electric cooker, plumbing for a washing machine and space for an upright fridge freezer. The flooring is laminate, there is a double radiator, a uPVC double glazed window and a composite security door to the rear with a double glazed window and an integral blind



First Floor-landing

Having a double radiator, a ceiling trap to the loft space and a recessed airing cupboard housing a Baxi LPG condensing combi boiler which provides the hot water and central heating. Oak panelled doors lead off.

Bedroom One 9'11 x 11'6 (3.02m x 3.51m)

A recessed wardrobe gives hanging and shelf storage. There is a double radiator and a uPVC double glazed window to the rear looks over the garden and across the village.



Bedroom Two 9'11 x 9'11 (3.02m x 3.02m)

Having a recessed wardrobe providing hanging and shelf space. There is a single radiator and the uPVC double glazed window faces to the front.

**Bedroom Three 6'6 x 7'10 (1.98m x 2.39m)**

A built-in wardrobe above the stairhead provides storage space. There is a single radiator and a uPVC double glazed window to the front.

Bathroom 5 x 5'6 (1.52m x 1.68m)

Fitted with a white three piece suite including a panelled bath with mixer hand set shower taps and a Mira Sport electric shower over, marine boards around and a clear shower screen. The remaining walls are tiled, there is a chrome heated towel rail, an extractor fan and a uPVC double glazed window to the rear.

**Outside**

A shared footpath between The Croft and Croft View leads to a gate in a stone wall opening onto the forecourt garden which is laid to grass with a well-stocked flower border around.



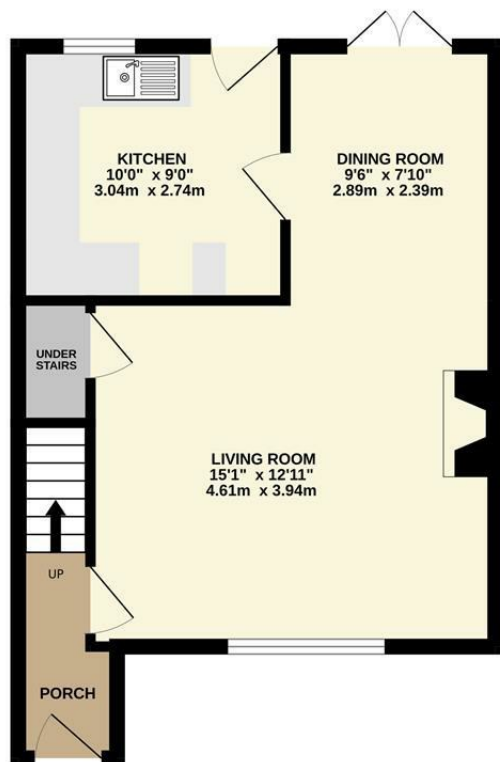
The rear of the house is a lovely enclosed garden area mainly to lawn with well stocked flower beds around, a hardstanding across the back of the house, a wooden shed and a path leading to The Croft



Garage 15' x 11'8 (4.57m x 3.56m)

Having an up and over door and a rear door into the garden.

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.

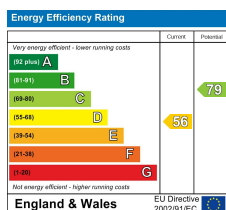


1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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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