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## **Flat 1, Stevensgate, Long Marton, Appleby-In- Westmorland, CA16 6BN**



- **Ground Floor Apartment in a Converted Sandstone Barn**
- **Village Location in the Eden Valley Near Appleby**
- **Living Room, Kitchen, Double Bedroom + Bathroom**
- **Shared Courtyard + Off Road Parking Space**
- **uPVC Double Glazing + Economy 7 Heating**
- **Ideal for the First Time Buyer or as a Holiday Home**
- **Tenure - Leasehold - 999 Years from January 1990**
- **Council Tax Band - A. EPC - D**

**Asking price £90,000**

In the heart of the lovely Eden Valley community, close to the historic market town of Appleby in Westmorland and surrounded by fabulous open countryside, Flat 1 Stevensgate is 1 of 4 apartments in a converted sandstone barn with comfortable accommodation, comprising; Entrance Hall, Living Room, Kitchen, Double Bedroom and a Bathroom. Outside there is a shared courtyard and a residents Car Park with the right to park 1 car. The property also benefits from Economy 7 Heating and uPVC Double Glazing.

### **Location**

Long Marton is approximately 3.1 miles to the North West of Appleby and 11.5 miles to the east 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. Follow the road for approximately 1.7 miles into the village. In the middle of the village turn left into Steven's Gate, Flat 1 is in the converted barn on the right.

### **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 11 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 Economy 7 storage heaters.

### **Tenure**

The property is leasehold, being 999 year lease from 1st January 1990 and the ground rent is peppercorn.

The council tax in band A

## **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.

The fee for us to fulfil these obligations is fee 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

## **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a composite security door to the;

### **Hallway**

Having a storage heater, a telephone point and access to a storage cupboard which also houses the pressurised hot water tank. Doors open to the bedroom, bathroom and the;

### **Living Room 10'1 x 13'5 (3.07m x 4.09m)**

There is a flame effect electric heater, a night storage heater and a TV aerial point. uPVC double glazed mullion windows face onto Back Lane and a door opens to the;



### **Kitchen 8'5 x 6'2 (2.57m x 1.88m)**

Fitted with a range of wood fronted wall and base units and a cream worksurface incorporating a composite one and a half bowl single drainer sink. There is a built-in electric oven and hob with cooker hood, plumbing for a washing machine, space for an under surface appliance and room for a upright fridge freezer. A uPVC double glazed window looks onto to Back Lane.



### **Bedroom 10'5 x 9'10 (3.18m x 3.00m)**

Having a night storage heater and a uPVC double glazed window.



### **Bathroom 6' x 6'2 (1.83m x 1.88m)**

Fitted with a three-piece suite having a panelled bath with mixer shower taps and tiles around and there is an extractor fan.



### **Outside**

To the side of the building and access from back lane is a parking area with the right to park a car.

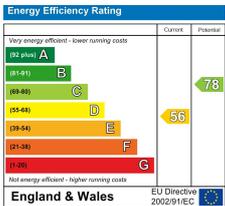
A gate from the parking area opens onto a shared yard area where they are drying rights





GROSS INTERNAL AREA  
TOTAL: 41 m<sup>2</sup>/437 sq.ft  
FLOOR 1: 41 m<sup>2</sup>/437 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1



Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)

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9 + 10 Angel Lane  
Penrith  
Cumbria  
CA11 7BP

T: 01768 867999  
F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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Registered Office: 9 + 10 Angel Lane, Penrith

