

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Solmaine, Dufton, Appleby-In-Westmorland, Cumbria, CA16 6DF



- **Much Updated and Improved Single Storey Cottage Requiring Completion**
- **Desirable Village Location 3.5 Miles From the Centre of Appleby**
- **Living Room, Dining Room + Kitchen**
- **2 Double Bedrooms + Smart Shower Room**
- **Generous Garden with Off Road Parking with Permission for a Garden Office**
- **uPVC Double Glazing, Insulated Outer Walls + Photovoltaic Solar Panels**
- **Central Heating from an Air Source Heat Pump**
- **Tenure - Freehold. Council Tax Band - C. EPC - C**

Price £240,000

The infrastructure of Solmaine having been comprehensively updated in the last 6 months this unfinished project requires some work to complete and is a delightful single storey cottage within this wonderful fellside community just 3.5 miles from the centre of Appleby. The accommodation comprises: Hallway, Living Room, Dining Room, Kitchen, 2 Double Bedrooms and a Shower Room. Outside there is a generous Garden, an Off Road Parking Space with permission to create further off road parking and a garden office. A brilliant house to be able to still add your own stamp on, to become a fully renovated refurbished and improved home.

The cottage also benefits from uPVC Double Glazing, Air Source Heat Pump Central Heating, Photovoltaic Solar Panels and High Levels of Insulation giving an EPC Rating of C.

Location

From the centre of Appleby, head up Battlebarrow, drive under the A66 and follow the road for 3.3 miles into Dufton. Where the road bears to the left into the body of the village, Solmaine is on the left.

Amenities

Dufton is set at the foot of the Pennines and is surrounded by fabulous open countryside with a variety of walks in the fells. In the village there is a village hall, a cafe and a public house. In the neighbouring village of Long Marton, approximately 2 miles, there is a doctors surgery, a primary school, a church and a public house. Appleby, approximately 3.5 miles 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. 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 and electricity are connected to the property. Heating is from an air source heat pump and there are photovoltaic solar panels.

Tenure Freehold

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

Viewing

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ACCOMMODATION

Entrance

There are two entrances to the front and to the side.

A composite security door opens into the kitchen from the front and to the side into;

Hall

There is a wall mounted MCB consumer unit, a uPVC double glazed window and original panel doors off.

Living Room 14'7 x 9'7 (4.45m x 2.92m)

uPVC double glazed windows face to the front and side with wood block sills. There is large radiator and an open doorway to the;



Dining Room 10'8 x 8'5 (3.25m x 2.57m)

a uPVC double glazed window faces to the front and there is a radiator, an internal window and a timber planked door to the;



Kitchen 11'10 x 8'8 (3.61m x 2.64m)

Fitted with gloss fronted units and a wood block work surface incorporating a a stainless steel single drainer sink with mixer tap. There is a built in electric oven and ceramic hob with cooker hood, space for an upright fridge freezer, plumbing for a washing machine and a slimline dishwasher. The ceiling has recessed downlights and there is a modern column radiator, a composite security door to the front and uPVC double glazed double doors to the rear.



Bedroom One 9'6 x 13'4 (2.90m x 4.06m)

A uPVC double glazed window looks onto the garden and there is a radiator.



Bedroom Two 9'10 x 10'5 (3.00m x 3.18m)

A uPVC double glazed window looks onto the garden and there is a radiator.



Shower Room 6'3 x 6'7 (1.91m x 2.01m)

Fitted with a contemporary toilet, a wash basin set in an oak stand with a drawer and pillar taps and a shower area with tiles to three sides, a tiled and a duck board base with a Mira electric shower over. The floor is tiled, the ceiling has recessed downlights and there is a heated towel rail, an extractor fan and a fixed casement uPVC double glazed window. A ceiling trap gives access to the roof space.



Outside

There is an off road parking space to the side of the cottage with permission to extend further and create more off road parking.

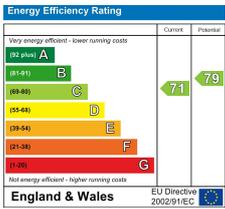
The Garden is mainly to the rear with a stone wall around the boundary and is to grass with mature apple trees and a damson tree



GROUND FLOOR



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