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## **Well Green Great Asby, Cumbria, CA16 6HD**



- **Attached Double Fronted Farm Cottage Extended into Adjoining Barn**
- **Beautiful village Location in the Westmorland Dales**
- **Flexible Accommodation circa 2,500 Sq ft plus Outbuildings**
- **4 Reception Rooms + Dining Kitchen, Utility Room + Larder**
- **5 Double Bedrooms, 2 Bathrooms + En-Suite and Dressing Room to the the Principal**
- **Enclosed Gardens to the Front and Rear**
- **Oil Fired Central Heating via a Condensing Boiler**
- **EPC E**

**Price £450,000**

In the Westmorland Dales, Great Asby is a beautiful and peaceful village, surrounded by superb open countryside, yet only a short drive from Appleby and Kirkby Stephen. Well Green, a handsome double fronted attached cottage which has been extended into a large adjoining barn offers excellent and flexible family accommodation comprising: Entrance Hall, Sitting Room, Snug, Study, Dining Hall, Living Room, Dining Kitchen, Larder, Utility Room and a Cloakroom to the ground floor and there are 2 separate staircases to 5 Double Bedrooms, 2 Bathrooms with a Dressing Room and En-Suite to the principal.

Outside there is an Enclosed Forecourt Garden, Off Road Parking for 3 to 4 Cars and a Generous Rear Garden enjoying a lovely open outlook of the surrounding farmland. There are also 3 useful Outbuildings. The property also benefits from Oil Fired Central Heating via a Condensing Boiler.

### **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 into the village, Well Green is on the right.

### **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 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 17 miles away. Penrith is a popular market town with a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg University of Central Lancashire. There are 3 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: swimming pool, climbing wall, golf course, rugby and cricket clubs. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells. Kendal, also about 17 miles has a wide range of shops and leisure facilities including the famous Brewery Arts Centre.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is via a condensing oil fired boiler.

### **Tenure**

The vendor informs us that the property is freehold and the council tax is band B

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Entrance**

Through a broad timber door to the

### **Porch**

With quarry tiled floor and a part glazed door to the

## Hall

With exposed wooden floorboards, a single radiator and stripped pine doors off.



## Sitting Room 13'5 x 10'8 (4.09m x 3.25m)

A double glazed sash window with window seat faces to the front. There is a double radiator, a built in wine rack set in a feature fireplace with a rustic timber surround and stone hearth.



## Snug 13'5 x 8'7 (4.09m x 2.62m)

Having a cast iron multi fuel stove set on a slate hearth with a rustic timber surround. A double glazed sash window with window seat faces to the front. There are exposed beams to the ceiling and a double radiator.



## Inner Lobby

Stairs lead to the first floor. There is an open doorway to the study and a plank door to the



**Larder 7'11 x 5'10 (2.41m x 1.78m)**

Having stone cold shelves to one side, a built in safe and a window to the rear.



**Study 8'11 x 11'5 (2.72m x 3.48m)**

Having a double radiator, a uPVC double glazed window to the rear and a multi pane glazed door to the



**Dining Hall 22'7 x 8'9 (6.88m x 2.67m)**

Being open to the full height of the building with exposed stonework and timbers. A staircase leads to the first floor. The floor is rustic slate and there are two double radiators and open doorways to the living room and the



### **Kitchen 11'1 x 16' (3.38m x 4.88m)**

Fitted with a range of Shaker style wall and base units and a wood block work surface incorporating a ceramic sink with mixer tap. There is an integral dishwasher and a slot in electric range style cooker with a stainless steel splash back and a stainless steel & glass cooker hood above. There is a window to the front, a double radiator and a part, double glazed door leading outside, An open doorway leads to the utility room and a broad opening to the



### **Living Room 9'7 x 16' (2.92m x 4.88m)**

With rustic slate flooring, a double radiator and a double glazed window & door to one end.



### **Utility Room 7'2 x 8'1 (2.18m x 2.46m)**

Fitted with Shaker style units and a wood block work surface incorporating a stainless steel single drainer sink with mixer tap. There is plumbing for a washing machine, a heated towel rail and rustic slate flooring. A door leads to the



**Cloakroom 7'4 x 5'11 (2.24m x 1.80m)**

Fitted with a toilet and a glass bowl wash basin set on a solid wood stand. The floor is rustic slate, the walls are part panelled and there is a single radiator.



**First Floor - Landing A 12'2 x 7'11 (3.71m x 2.41m)**

Having a painted balustrade around the stairwell and exposed floorboards. There are two uPVC double glazed windows and painted plank doors off.



**Bedroom One 13'6 x 14'10 (4.11m x 4.52m)**

A double glazed window face to the front overlooking the village to the surrounding countryside. There are exposed beams to the ceiling and a double radiator.





### **Bedroom Two 13'6 x 9' (4.11m x 2.74m)**

A double glazed window face to the front overlooking the village to the surrounding countryside. There are exposed beams to the ceiling and a double radiator.



### **Bedroom Three 11'2 x 10'8 (3.40m x 3.25m)**

Having uPVC double glazed French doors with a Juliette balcony to the rear with a lovely view across the garden to the surrounding countryside. Double radiator.



### **Bathroom 7'7 x 11'8 (2.31m x 3.56m)**

Fitted with a roll top, claw foot bath, a toilet, wash basin and a quadrant shower enclosure with a mains shower and waterproof marine board to two sides. To one corner is a built in linen cupboard and there are recessed down lights, a double radiator, an extractor fan and a double glazed window to the side.



## Landing B

A double glazed Velux roof light provides natural light. There is exposed stonework, beams to the ceiling and painted plank doors off.

## Bedroom Four 11'2 x 17' (3.40m x 5.18m)

The ceiling is open to the apex with exposed roof timbers. There are exposed floorboards, a double radiator and a double glazed window to the rear with an outlook over the garden to the surrounding countryside.



## Bathroom 10' x 10'1 (3.05m x 3.07m)

Fitted with a freestanding bath with centre pillar taps, a toilet, wash basin and a quadrant shower enclosure with marine board to two sides and an electric shower. The ceiling is sloped with recessed lights. There is a single radiator, extractor fan and window.





**Bedroom Five 11'4 x 17' (3.45m x 5.18m)**

The ceiling is open to the apex with exposed roof timbers. The floorboards are exposed and a double glazed window faces to the front. There is a double radiator and a door to the



**Dressing Room 7'5 x 14'8 (2.26m x 4.47m)**

The ceiling is open to the apex with exposed beams. There is a single radiator, windows to the front & rear and a door to the



**En Suite 7'7 x 10' (2.31m x 3.05m)**

Fitted with a white bath, toilet, wash basin and quadrant shower enclosure with electric shower. The ceiling is open to the apex with exposed beams and recessed lights. There is a single radiator and extractor fan.



## Outside

To the front of Well Green is a walled forecourt with iron railings around and a gate to the path leading to the front door.

A gate to one end of the property, shared with the neighbouring cottage gives vehicle access to a gravel drive leading to a gravel parking area.



To the rear of the barn section of Well Green is a grassed banking which would have original cart entrance the upper level, now the window to bedroom four

To the rear of the cottage are two adjoining outhouses.



There is a lovely enclosed garden to the rear mainly to grass in two sections.

Adjoining the rear of the house are 2 stone outbuildings



**Outbuilding 9'9 x 10'7 (2.97m x 3.23m)**

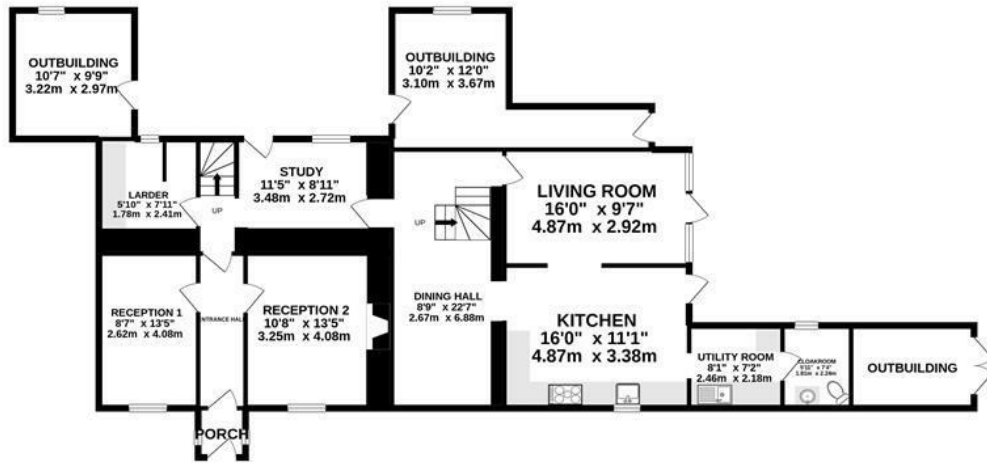
With light and power. The oil fired Warmflow oil fired condensing boiler provides the hot water and central heating. There is a wall mounted consumer unit.

**Outbuilding 12'0" x 10'2" (3.66m x 3.10m)**

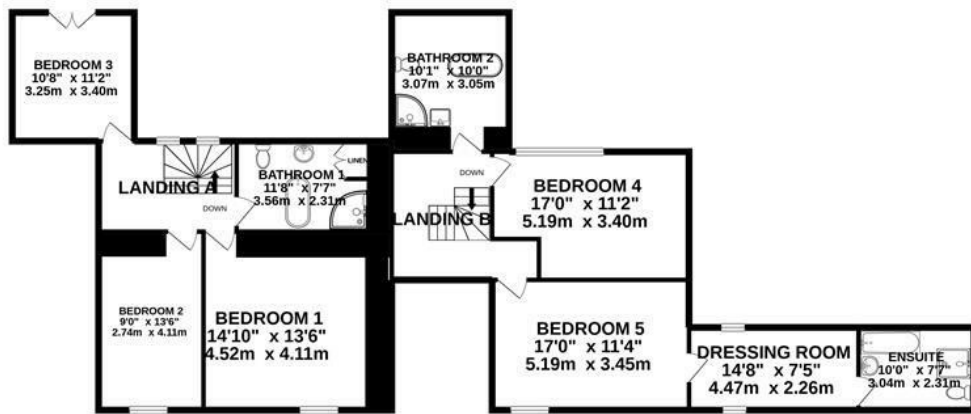
With a stone flagged floor and a multi pane window.



**GROUND FLOOR**  
1551 sq.ft. (144.1 sq.m.) approx.

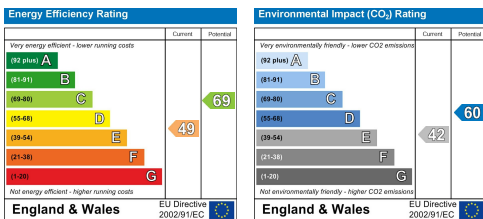


**1ST FLOOR**  
1391 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA : 2942 sq.ft. (273.3 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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