



## Appleby-in-Westmorland

Fontayne, 35 Colby Lane, Appleby-in-Westmorland, Penrith, Cumbria, CA16 6RJ

A large modern detached four bedroom bungalow occupying an extensive corner site in a desirable semi-rural residential location most pleasantly situated only half a mile from Appleby town centre and providing exceptionally generous accommodation including mature gardens, an expansive courtyard and a substantial detached double garage offering potential for converting to additional residential accommodation subject to obtaining all necessary consents.

Offers in the Region of £450,000

### Quick Overview

- Large modern detached bungalow
- Extensive corner site in a desirable residential location
- Delightful semi-rural setting
- Half a mile from Appleby town centre
- Four bedrooms
- Living room and sitting room
- Fitted dining kitchen and utility room
- Surrounding gardens
- Expansive courtyard providing numerous on-site parking spaces
- Substantial detached garage with potential for residential conversion



4



1



2



E



Superfast  
80 Mbps



On-site Parking

Property Reference: P0317





Living Room



Sitting Room



Dining Kitchen



Utility Room

## Accommodation

### Ground Floor:

#### Entrance Hall

With radiator, built in cupboard.

#### Living Room

With front bowed window, electric fire, two radiators.

#### Sitting Room

With electric fire, radiator, built in cupboard.

#### Dining Kitchen

With fitted base and wall units, sink with mixer tap, integrated extractor unit, dishwasher, fridge and microwave, radiator, walk in cupboard.

#### Utility Room

With fitted base units, sink with mixer tap, plumbing for washing machine, built in cupboard with boiler.

#### Front Bedroom One

With radiator, built in cupboard.

#### Front Bedroom Two

With radiator, range of built in wardrobes.

#### Rear Bedroom Three

With two radiators.

#### Rear Bedroom Four

With radiator.

#### Bathroom

With WC, wash hand basin, bath, shower cubicle, heated towel rail.

#### Rear Hall

With radiator, external door.

#### WC

With WC, radiator.

### Outside:

Front forecourt garden with mature trees and shrubs, side pathways, expansive paved rear garden terrace and large block paved courtyard providing numerous on-site parking spaces, oil tank, large detached double garage with two electric up and over entrance doors, pedestrian door and electric light and power.

### Services

Mains water, electricity and drainage. Oil central heating.

### Tenure

Freehold.

### Council Tax

Band E.





Living Room



Dining Kitchen





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Appleby town centre proceed towards the castle and follow the road bearing right and then turn right where signposted to Colby. Continue ahead for approximately 250 metres and the bungalow is situated on the right by the entrance to Overwood Place.

### Price

Offers in the region of £450,000.





Front Elevation



Paved Rear Garden Terrace





Paved Courtyard and Double Garage



Views

Request a Viewing Online or Call 01768 593593



## Meet the Team

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Call **01768 593593** or request online.



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# 35 Colby Lane, Appleby-in-Westmorland, CA16 6RJ

Approximate Area = 1765 sq ft / 163.9 sq m

Garage = 513 sq ft / 47.5 sq m

Total = 2278 sq ft / 211.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1121688

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