

# PFK

2 Brockham Cottages, Crackenthorpe, Appleby-in-Westmorland CA16 6AF

Guide Price: £250,000





## LOCATION

Crackenthorpe is a pleasant rural community, bypassed by the A66 and located approximately 1 mile to the north of Appleby and a little over 12 miles from Penrith. Appleby-in-Westmorland is a lovely old market town with an excellent range of local amenities, including a railway station on the scenic Settle-Carlisle line.

## PROPERTY DESCRIPTION

Step back in time with this substantial and character filled property, believed to date back to the 1800s.

Set across three floors, this well proportioned home seamlessly combines historic charm with comfort, offering versatile living spaces for a range of lifestyles. Inside, an entrance vestibule leads into a welcoming living room, complete with a wood burning stove - perfect for those chilly evenings. The heart of the home is the kitchen, largely comprising freestanding units and offering ample dining space to entertain or enjoy family meals.

To the first floor, there are two generously sized double bedrooms and a well appointed bathroom, and to the second floor, there are three additional rooms leading off a landing. One is currently utilised as a craft/hobby room and could be a third bedroom, while the other two (Attic Room 1 and Attic Room 2) feature vaulted ceilings and front aspect windows with fabulous views, providing flexible options. Please note that Attic Room 1 and Attic Room 2 have doors with restricted head height, and we believe these rooms will not be compliant with current building regulations. Purchasers are invited to conduct their own investigations to fully satisfy themselves.

Outside the driveway offers offroad parking and leads to a large detached garage with workshop rooms to the rear - ideal for hobbies or additional storage. Two useful outhouses, one with a WC and plumbing for a washing machine, add convenience. The picturesque, established garden is a haven for wildlife, also enjoying breathtaking views of the surrounding countryside. Despite the location of the property being in close proximity to the A66, the majestic Pennines can be seen from the rear of the property and sweeping views of the Lakeland Fells can be enjoyed from the front, with Blencathra visible from the upper floors. Lovingly maintained by its current owner for over 21 years, this remarkable home is ready to welcome its next chapter. Don't miss your chance to make this unique property your own - arrange your viewing today!

## ACCOMMODATION

### Entrance Porch

Accessed via part glazed wooden double doors. With dual aspect windows, laminate flooring, electric heater and part glazed door into the living room.

### Living Room

4.45m x 4.59m (14' 7" x 15' 1") A characterful front aspect reception room enjoying lovely views over open countryside. With beams to the ceiling, wood burning stove in an attractive inglenook fireplace with wood surround and mantel, part wood panelled walls, door giving access to the stairs leading to the first floor and open access through into the kitchen/diner.

### Kitchen/Diner

3.25m x 4.37m (10' 8" x 14' 4") A dual aspect, characterful room, largely made up of freestanding furniture, some of which could remain in place, and a fixed base unit with complementary work surfacing over incorporating a stainless steel sink and drainer with mixer tap. Beams to the ceiling with exposed meathooks, wall mounted shelving and cupboard housing the utility meters. Space for freestanding cooker and fridge freezer (we understand the appliances currently in place could also remain with the property), part wood panelled walls, electric heater and laminate flooring.

## FIRST FLOOR

### Landing

With part panelled walls, stairs leading up to the second floor with understairs cupboard, and doors giving access to the first floor rooms.

## Bedroom 1

4.42m x 3.87m (14' 6" x 12' 8") A generous front aspect double bedroom enjoying open views towards the Lakeland fells, where on a clear day, Blencathra can be seen. With former, working cast iron fireplace in a sandstone surround.

## Bedroom 2

2.60m x 3.42m (8' 6" x 11' 3") A side aspect double bedroom with part wood panelled walls and useful overstairs cupboard.

## Bathroom

1.69m x 1.45m (5' 7" x 4' 9") Fitted with a three piece suite comprising WC and wash hand basin with a step leading up to a panelled bath with electric shower over. Part tiled, part wood panelled walls, wall mounted shelving and vertical heated chrome towel rail.

## SECOND FLOOR

### Landing

Giving access to the rooms on the second floor.

## Bedroom 3/Study/Hobby Room

2.78m x 2.68m (9' 1" x 8' 10") With exposed ceiling timbers, Velux window and upper level storage shelf.

## Attic Room 1

4.41m x 2.66m (14' 6" x 8' 9") With a restricted head height doorway leading into a generous room with vaulted ceiling and beams, night storage heater and front aspect window enjoying lovely views over open countryside.

## Attic Room 2

4.44m x 2.67m (14' 7" x 8' 9") With a restricted head height doorway leading into a good sized room with vaulted ceiling and beams, night storage heater and front aspect window enjoying lovely open views.

## EXTERNALLY

### Gardens and Parking

To the side of the property there is offroad parking on the driveway to the front of the garage, with a vehicular right of way in place for the neighbouring property over the driveway. An attractive garden surrounds the property enjoying superb views to both the Pennines and also the Lake District fells. Despite its proximity to the A66, the garden is a delightful haven with a lawned area, superb vegetable patch with flower bed borders, external water tap and an overall array of meandering pathways, trees, shrubs and flowers.

### Garage

5.76m x 4.86m (18' 11" x 15' 11") A generous detached garage with double doors to the front, power and lighting. The garage also benefits from a side aspect window and pedestrian door out to the side, with open access into two useful workshop rooms to the rear, both with rear aspect windows. (2.52m x 2.36m (8' 3" x 7' 9") and (2.49m x 2.39m (8' 2" x 7' 10").

### Outbuildings

Outbuilding 1 - 1.85m x 2.52m (6' 1" x 8' 3") With power, lighting and providing excellent storage space.

Outbuilding 2 - 1.37m x 2.00m (4' 6" x 6' 7") With power, lighting, WC and currently also fitted with a washing machine.

## ADDITIONAL INFORMATION

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Tenure & EPC

The tenure is freehold.

The EPC rating is F.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity and water (stop tap located on the property which is connected to the mains). Drainage is to a septic tank located at the bottom of the garden. (please note we are unsure if this tank is compliant with current regulations). Heating is via Economy 7 and back boiler to the radiators with an immersion heater to supplement this. Double glazing is installed with a new Velux window also recently having been fitted to the rear aspect room on the second floor.

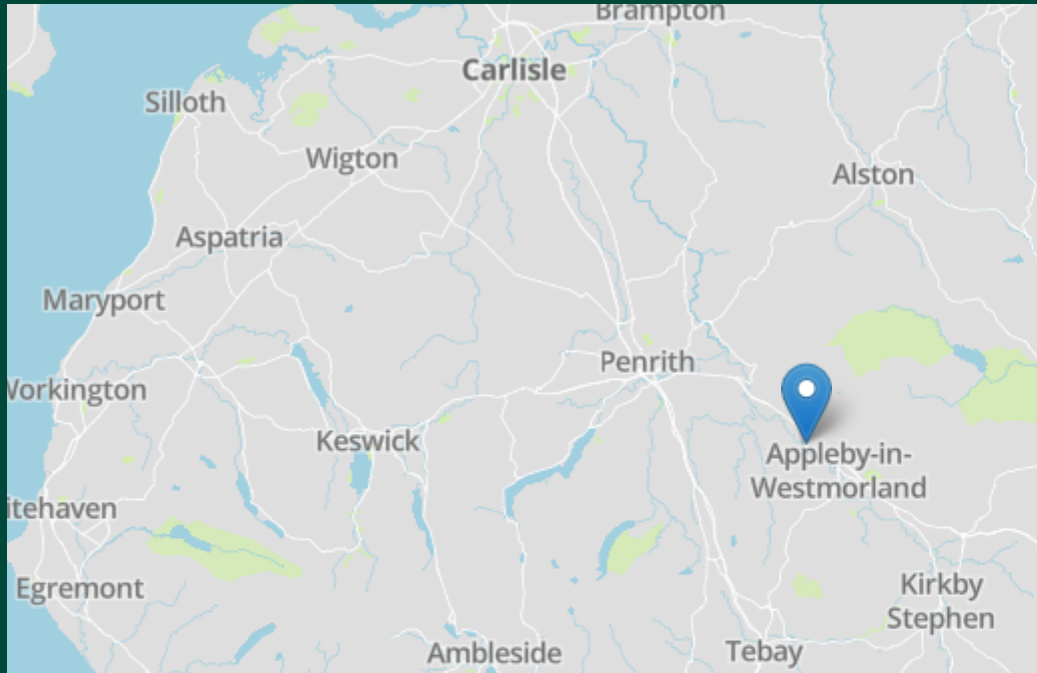
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - agreement.dome.employers

From Penrith, take the A66 east towards Appleby and continue through Kirkby Thore. Follow the road, passing the Long Marton turning to the left and the Bolton turning to the right and a short distance along on the right are two properties back to back. Turn right here onto the drive for the property down the side of the house.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	<b>29</b>	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1652.17 ft<sup>2</sup>  
153.49 m<sup>2</sup>

**Reduced headroom**  
8.34 ft<sup>2</sup>  
0.77 m<sup>2</sup>



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 1



Floor 2 Building 1



Floor 0 Building 3

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS PMS 3C standard.

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