



**Newtown Cottage, Sandford, CA16 6NR**

Guide Price £323,000

**PFK**

# The Property

Nestled on the outskirts of the tranquil village of Sandford, this substantial 4 bed semi-detached family home offers an unparalleled living experience for those seeking space, comfort, and style. Enjoying fabulous far reaching views that stretch across the picturesque surroundings, this property provides a serene retreat away from the hustle and bustle of modern life.

As you enter this lovely home, you are greeted by a welcoming entrance hall, which leads through to the well laid out and proportioned ground floor accommodation that is both functional and inviting. There is ample room for families to relax and entertain, with a blend of modern design elements and traditional charm creating a warm atmosphere. Recently renovated by the current owners, there are ongoing improvements that they continue to make to further enhance both comfort and appeal.

The heart of the home lies in the generous living room, a versatile space that can easily accommodate both intimate gatherings and family evenings, with the remainder of the ground floor comprising a bright and well equipped kitchen, modern appliances, and ample storage space catering to the needs of modern family living. A downstairs WC sits off the rear hall which also provides access to the integral garage. Upstairs, the property offers four well appointed bedrooms, each providing a peaceful sanctuary for rest and relaxation with incredible rural views, and a three piece family bathroom, which will benefit from additional, ongoing improvements, creating a space that is both stylish and functional.



## The Property Continued

Externally, the property benefits from a generous garden to the side and rear, providing a tranquil outdoor space for enjoying the fresh air and sunshine. There is a delightful combination of lawn and landscaped flagged patio, along with outdoor taps and the boiler placed to the rear of the property. An integral garage and ample parking ensure that there is plenty of space for vehicles, while the peaceful surroundings and stunning views create a sense of serenity. A newly fitted waste treatment plant has been put in place providing up to date facilities, and is positioned within the properties grounds.

With its generous living spaces, modern amenities, and beautiful views, this semi-detached house is sure to impress even the most discerning of buyers.



Tenure: Freehold

Council Tax: Band C

EPC rating D





## The Location & Directions

Newtown Cottage lies on the edge of the village of Sandford, mid-way between Appleby and Brough in the north Pennines, an Area Of Outstanding Natural Beauty. The area is within a short drive to the Lake District, Yorkshire Dales and the north Pennines, with the A1 about 30 minutes drive to the east and the M6 approx. 30 minutes drive to the west. Sandford has a public house, and nearby Warcop has a good community and amenities with village hall, a highly respected Church Of England primary school and day nursery. Both market towns of Appleby-in-Westmorland and Kirkby Stephen provide a good range of everyday facilities with supermarkets, individual shops, pubs, doctors surgery, sports facilities, primary and secondary schools and both towns have a station on the historic Settle-Carlisle railway line.

### Directions

What3Words - ///milk.fruity.titles From Appleby, follow the A66 eastbound and take the right turn for Sandford/Warcop, under the railway bridge and then turn right for Sandford. Proceed straight ahead and Newtown Cottage is on the left hand side, a short distance along. A 'For Sale' sign has been erected for identification purposes.



## ACCOMMODATION

### Entrance Hallway

Accessed via recently fitted, part glazed UPVC front door with obscured glazed side panel. Stairs to the first floor with generous understairs cupboard with shelving, providing cloaks area and excellent storage, radiator, and doors to the living room and kitchen/diner.

### Living Room

16' 4" x 17' 0" (4.98m x 5.18m)

A bright dual aspect reception room enjoying far reaching views, with twin windows to the front and one to the rear. Open fire set in a stone surround and hearth, two radiators, wall mounted lighting, and two doors leading through to the hallway.

### Kitchen/Diner

10' 2" x 18' 8" (3.11m x 5.69m)

A contemporary kitchen/diner, fitted with an excellent range of wall and base units with matching full height unit housing a pull out pantry cupboard, with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated dishwasher and microwave, space for American style fridge freezer, plumbing for under counter washing machine, and space for freestanding electric range cooker with extractor over. Breakfast bar with feature pendant lighting over, radiator, recessed ceiling spotlights, dual aspect windows with lovely views towards the Pennines, and door to the rear hallway.

### Rear Hallway

With UPVC part glazed door leading out to the garden, and doors to the WC and the integral garage.

### WC

Fitted with WC and heated chrome towel rail.



## Garage

14' 8" x 10' 3" (4.48m x 3.13m)

Integral garage with electric door, power and lighting. The garage is fitted with base units similar to those of the kitchen, with space for a tumble dryer and other appliances, and twin side aspect windows.

## FIRST FLOOR LANDING

With excellent shelved airing cupboard, rear aspect window and doors to the first floor rooms.

## Bedroom 1

17' 5" x 11' 7" (5.30m x 3.53m)

A spacious dual aspect principal double bedroom enjoying stunning fell views. With loft access hatch and radiator.

## Bedroom 2

13' 9" x 11' 8" (4.19m x 3.55m)

A front aspect double bedroom enjoying open views. With radiator and generous, double fronted overstairs wardrobe/cupboard with shelving and hanging space.

## Bedroom 3

16' 11" x 9' 4" (5.15m x 2.84m)

A generous front aspect bedroom with radiator, and enjoying open views.

## Bedroom 4

10' 2" x 10' 6" (3.11m x 3.19m)

A side aspect double bedroom with radiator and enjoying views towards the fells.

## Family Bathroom

6' 8" x 7' 11" (2.02m x 2.41m)

Fitted with a three piece suite comprising wash hand basin set in a vanity unit, WC and bath with shower over. Part tiled walls and obscured rear aspect window. Please note current improvements are currently ongoing to the bathroom, and a new bath will be fitted.



## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage via newly installed waste treatment plant. Oil fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Drainage

We understand drainage is by way of a newly installed waste treatment plant, which we believe to be compliant with current regulations, but would recommend that prospective purchasers satisfy themselves that this is the case.

### Referral & Other Payments

PK 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 PK will receive a referral fee : Napthens 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 2024 was £221.00; 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.





EXTERNALLY

### Garden

To the front of the property there is offroad parking for approx 3 vehicles, with a gate leading round to a generous side garden and continuing around to the rear. The enclosed garden lies predominantly to the side of the property and is mainly laid to lawn with flagged patio, with steps leading down to a larger flagged patio recently completed by the current owners. To the rear, there is a low maintenance area of hardstanding housing the oil tank and boiler, together with an external tap, and ample space for storage and for a garden shed. The gardens also benefit from beautiful views of the immediate and far reaching countryside.

### GARAGE

### DRIVEWAY

3 Parking Spaces

Offroad driveway parking for approx 3 vehicles.



PFI

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Approximate total area<sup>(1)</sup>

1496.62 ft<sup>2</sup>  
139.04 m<sup>2</sup>

Reduced headroom  
4.81 ft<sup>2</sup>  
0.45 m<sup>2</sup>

(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 IPMS 3C standard.

GRAFFI3D

## Energy Efficiency Rating

Current Potential

Very energy efficient - lower running costs

(92+)

A

(81-91)

B

(69-80)

C

(55-68)

D

(39-54)

E

(21-38)

F

(1-20)

G

73

59

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive  
2002/91/EC





## PFK Estate Agents

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