



1 Park View, Great Asby, CA16 6EU

Guide Price £299,000

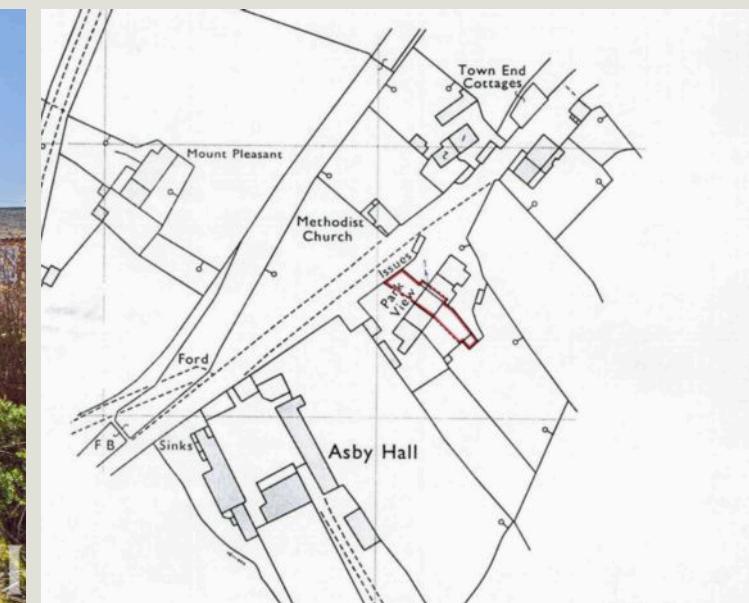
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1 Park View

Great Asby, Appleby-In-Westmorland

Nestled within a desirable rural location is this charming 3 bed terraced cottage offering deceptively well proportioned accommodation accompanied by delightful front and rear cottage gardens. The property enjoys an attractive outlook across the serene village green, providing a picture perfect setting for those seeking a peaceful and idyllic home.

Upon entering the cottage, one is welcomed by a sense of charisma, with every corner exuding warmth and character. The good sized kitchen/dining room serves as the heart of the home, perfect for hosting gatherings or enjoying intimate family meals. Adjacent, the inviting living room beckons with its cosy ambience and features, creating a space that seamlessly combines comfort and practicality. Upstairs, the three bedrooms are thoughtfully designed to offer peaceful sanctuaries for rest and relaxation. Each room boasts ample natural light and views of the surrounding countryside adding to the overall appeal of the property. The layout ensures comfort for all residents, making it an ideal home for families or those seeking a tranquil retreat.

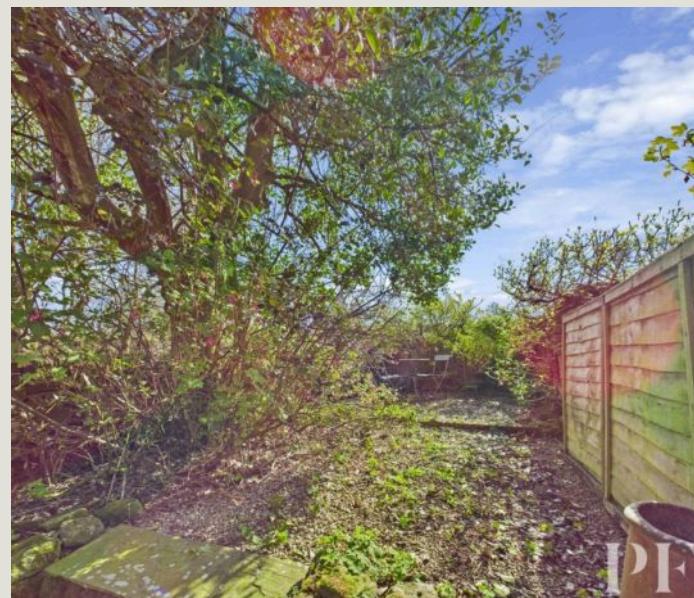


1 Park View

Great Asby, Appleby-In-Westmorland

Adding to the allure of this terraced cottage is the private passageway that connects the front garden to the rear, providing convenient access while maintaining and enjoying the outdoor spaces. The well maintained gardens, both at the front and rear of the property, offer a restful escape where one can unwind amidst the beauty of nature. Stepping outside, one can appreciate the peaceful ambience of the village green, creating a serene backdrop for everyday life. The sense of community and connection to nature further enhance the appeal of this charming property, making it a truly special place to call home.

In summary, this 3 bed terraced cottage exudes a unique blend of charm, character, and tranquillity, making it an ideal haven for those seeking a home with a touch of traditional elegance in a picturesque setting. Don't miss the opportunity to make this delightful property your own and experience countryside living at its finest.



1 Park View

Great Asby, Appleby-In-Westmorland

Great Asby lies about 7 miles from Kirkby Stephen and 5 miles from Appleby. The village itself has a well regarded primary school, village hall and thriving public house. Both market towns provide a good range of everyday facilities including a supermarket, general shops, restaurants and public houses, primary and secondary schools, excellent sports facilities, doctors surgeries, together with stations on the scenic Settle - Carlisle railway line. Larger shopping facilities can be found in Penrith and Kendal, both approx. only 17 miles away. Great Asby is located in the Yorkshire Dales National Park and although a rural location, has good access links being within an approx. 15 minute drive to the A66 and approx. 20 minutes to the M6 at Junction 38.

- Charming 3 bed terraced period cottage
- Deceptively well-proportioned accommodation
- Delightful front & rear cottage gardens
- Attractive outlook across the village green
- Desirable rural location
- Tenure: Freehold
- Council Tax: Band C
- EPC rating D



ACCOMMODATION

Entrance Hall

Accessed via traditional wood front door. With cloaks area, stairs to the first floor, ornate tiled flooring, and doors to the ground floor rooms.

Kitchen/Diner

20' 0" x 8' 7" (6.10m x 2.62m)

A generous dual aspect room, with tiled flooring throughout. The kitchen area is fitted with a range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include under counter fridge and freezer, eye level double oven, and countertop mounted hob with extractor over. Recessed ceiling spotlights and cupboard housing the central heating boiler, consumer unit and providing additional storage. The dining area has radiator and ample room for a dining table.

Living Room

20' 0" x 10' 9" (6.09m x 3.28m)

A light and spacious, dual aspect reception room with recessed wood burning stove with stone hearth and lintel, discreet shelved understairs nook, radiator, recessed ceiling spotlights and latch door leading to the side passageway.



ADDITIONAL INFORMATION

Flooding

Please note we understand the ground floor of the property was subject to flooding in 2005, but remedial action was taken at the time, and the situation has not recurred.

Services

Mains electricity, water & drainage. 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.

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.

Directions

What3Words - ///dwarves.schematic.bumps From Kirkby Stephen take the road past the Grammar School to Soulby, approx 2 miles. Turn left in the centre of the village, signposted for Crosby Garrett and Great Asby and proceed on this road for about 5 miles. Turn left in the village of Great Asby, continuing for a further $\frac{1}{4}$ mile and the property can be found on the left hand side.

Flying Freehold



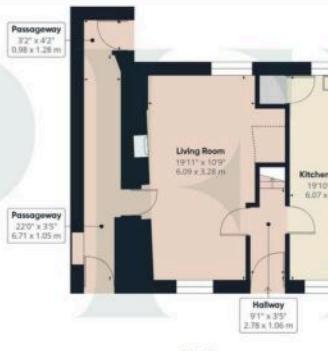


GARDEN

To the front of the property, a pathway leads from the village green to a walled cottage garden with wrought iron gate giving access to the front door and also to a door to the side passageway. The charming front garden is mainly laid to lawn with flower beds and established shrubbery. The passageway/corridor to the side provides excellent storage for garden tools, recycling and for muddy boots after a day of walking. This area has tiled flooring, lighting and tap, and doors leading through to the rear garden, and also into the living room. The rear garden is a delightful area to relax and enjoy the tranquil setting, and is mainly laid to lawn with patio area and an array of established flowers, trees and shrubbery. The oil tank is also discreetly placed within the rear garden, together with a useful wooden shed.







Floor 0



Floor 1

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Approximate total area⁽¹⁾

961 ft²
89.3 m²

Reduced headroom
10 ft²
0.9 m²

(1) Excluding balconies and terraces

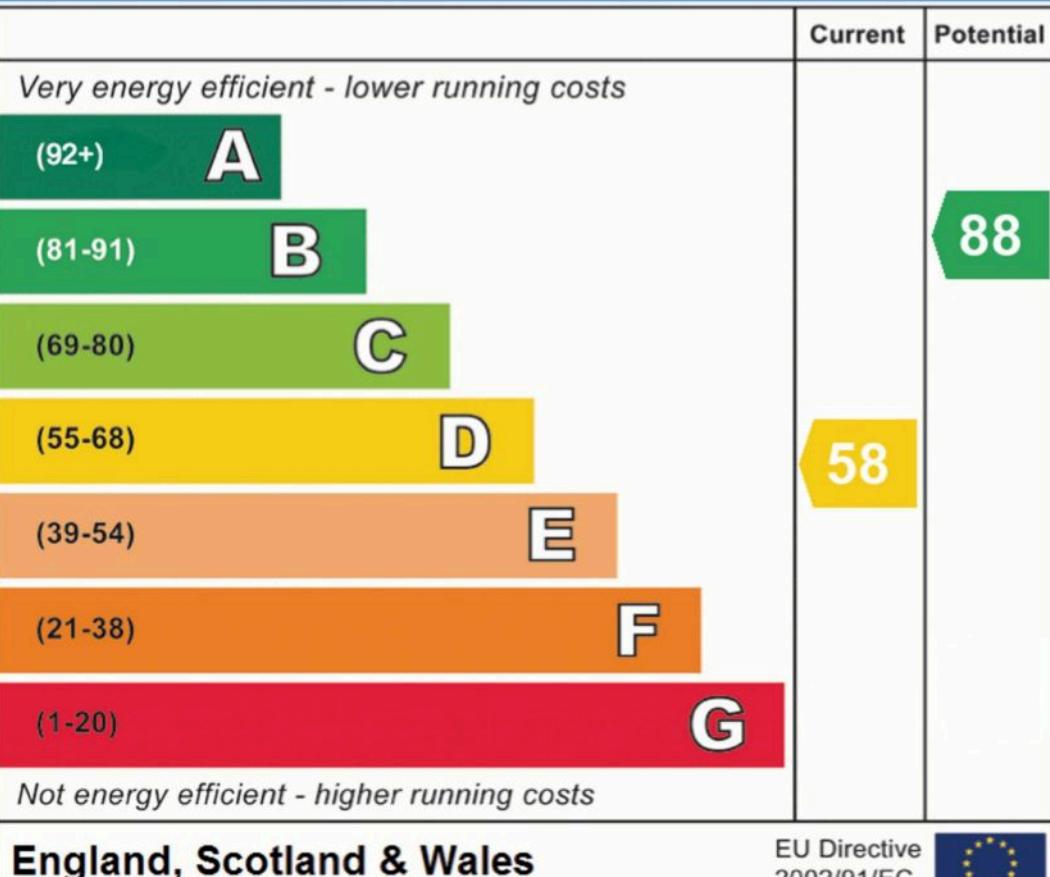
Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied on. This plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C measurements. These measurements were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFI360

Energy Efficiency Rating





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