



Sandal Cottage St. Michaels Lane, Appleby-In-Westmorland - CA16 6U

Guide Price £485,000

PFK

Sandal Cottage, St. Michaels Lane

Appleby-In-Westmorland

This uniquely charming four-bedroom dormer bungalow has undergone a thoughtful refurbishment by the current owners, resulting in a contemporary yet welcoming home that beautifully balances modern style with reinstated period character. Features such as picture rails and coving to selected rooms add depth and elegance, while the deceptively generous accommodation offers flexibility to suit a range of lifestyles. The property also benefits from photovoltaic solar panels, enhancing energy efficiency, while the extensive grounds lend themselves to a more self-sufficient way of living.

The property is entered via a welcoming front entrance hall, fitted with wood-effect flooring and providing access to the dining room, kitchen, a useful understairs storage cupboard and a convenient downstairs WC, which comprises a WC and wash hand basin.

The kitchen has been upgraded in a contemporary colour palette and is well appointed with an excellent range of wall and base units, topped with complementary wood-effect work surfaces and tiled splashbacks. Integrated appliances include an eye-level double oven, gas hob and extractor fan. A white 1.5 sink with drainer and mixer tap sits beneath the side aspect window, while a fitted sideboard offers additional storage. A free-standing island with breakfast bar seating completes the space. An opening leads through to the rear hall, where there is an external door, a recess housing the dishwasher and access into the utility room.



The utility room is fitted with further wall and base units, a stainless steel sink and provides space for a large freestanding fridge/freezer, washing machine and tumble dryer.

Returning to the entrance hall, the dining room sits to the front aspect and benefits from French doors opening directly onto the front garden. This versatile room is connected to the living room via an elegant glazed door, flanked by arched glazed panels, allowing natural light to flow through while maintaining a sense of separation.

The living room is a calm and inviting reception space, centred around a wood-burning stove set within an ornate tiled surround and wooden fireplace. Triple windows to the side aspect overlook the adjacent woodland, flooding the room with natural light. Doors from both the living room and the kitchen lead into the inner hallway.

The inner hallway provides access to three ground-floor bedrooms, the family bathroom and a shelved storage cupboard housing the cylinder, along with an additional cupboard. Bedroom three is a charming single room with a rear outlook, while bedroom two is also rear-facing and comfortably accommodates a double bed. The principal bedroom is well proportioned and benefits from a stylish en-suite shower room, comprising a WC, wash hand basin set on a vanity unit and a walk-in shower, with underfloor heating and a heated towel rail.

The beautifully finished family bathroom completes the ground-floor accommodation and is fitted with a three-piece suite including a part claw-footed bath with shower over and fitted screen, wash hand basin and WC. Underfloor heating, a shaver point and a radiator with towel rail attachment add further comfort and convenience.



Stairs from the entrance hall lead to the first floor, where the landing gives access to bedroom four. Positioned to the front aspect, this delightful room features a beamed ceiling and a window seat. The adjacent attic room is an expansive space offering abundant storage and significant potential for alternative uses, subject to the necessary consents. We have been advised that plumbing is already in place for the installation of an en-suite, should a purchaser wish to do so.

Externally, the property is surrounded by wraparound gardens, comprising a generous lawn, established shrubbery, rockery features and hedgerows interspersed with flower bed gardens. A raised seating area and summer house provide ideal spaces for relaxation and entertaining. The scale and layout of the grounds offer excellent scope for growing produce and adopting a more self-sufficient lifestyle, further enhanced by the presence of photovoltaic solar panels. Woodland runs along the eastern boundary and has been sensitively landscaped to create a pathway, and forming a haven for wildlife.

A driveway provides ample parking for several vehicles, while the detached double garage offers further parking or could serve equally well as a workshop or storage facility.

This is a distinctive and versatile home that must be viewed to be fully appreciated, offering space, character, improved energy efficiency and a setting that enhances everyday living.





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Appleby-In-Westmorland

Appleby is an historic market town located just 14 miles south-east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north the LDNP and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Carlisle to Settle Line.

- Uniquely charming 4 bed detached home
- Expansive gardens and woodland with pathway
- Stylish, contemporary and welcoming decor
- Deceptively spacious accommodation
- Detached double garage and ample driveway parking
- Conveniently located
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - C

Directions

The property can be located by using What3Words - //electrons.friends.visa or via the Post Code CA16 6UH. A For Sale board has also been erected for identifying purposes.



ACCOMMODATION

GROUND FLOOR - Entrance Hall

WC

3' 11" x 4' 10" (1.19m x 1.47m)

Kitchen

11' 0" x 13' 4" (3.36m x 4.06m)

Rear Hall

Utility Room

7' 9" x 8' 0" (2.37m x 2.45m)

Dining Room

14' 7" x 10' 10" (4.45m x 3.30m)

Living Room

17' 11" x 14' 8" (5.47m x 4.46m)

Inner Hallway

Bathroom

6' 9" x 5' 2" (2.07m x 1.57m)

Bedroom 1

11' 10" x 9' 4" (3.60m x 2.84m)

En-suite

6' 5" x 9' 9" (1.96m x 2.98m)

Bedroom 2

12' 6" x 12' 3" (3.81m x 3.74m)

Bedroom 3

10' 9" x 12' 2" (3.27m x 3.71m)

FIRST FLOOR - Landing

Bedroom 4

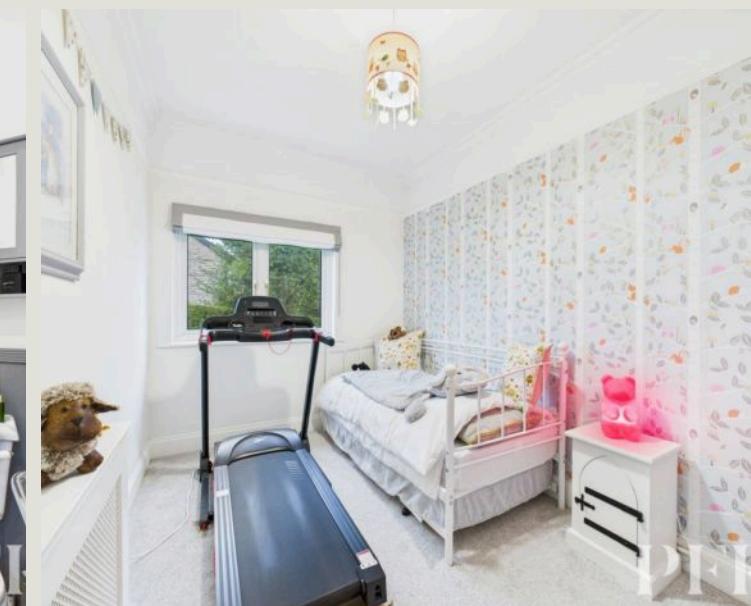
11' 3" x 15' 5" (3.43m x 4.69m)

Attic Room

20' 4" x 17' 7" (6.21m x 5.37m)

EXTERNAL - Garage - 22' 9" x 20' 1" (6.93m x 6.13m) - Driveway -

4 vehicles. Extensive gardens & Woodland



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating. Solar Panels fitted on a Feed in Tariff. 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. Mains electricity, gas, water & septic tank drainage; gas central heating. 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.

PV Solar Panels

18 PV Solar Panels are fitted to the roof of the property and are on a Feed In Tariff (FIT). The panels were fitted circa 2011 and the remaining period of time for the FIT will be transferred to the new owner. The current supplier is EON and payments are received once a quarter.

Referrals and Other Payments

PKF works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PKF may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. •

Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

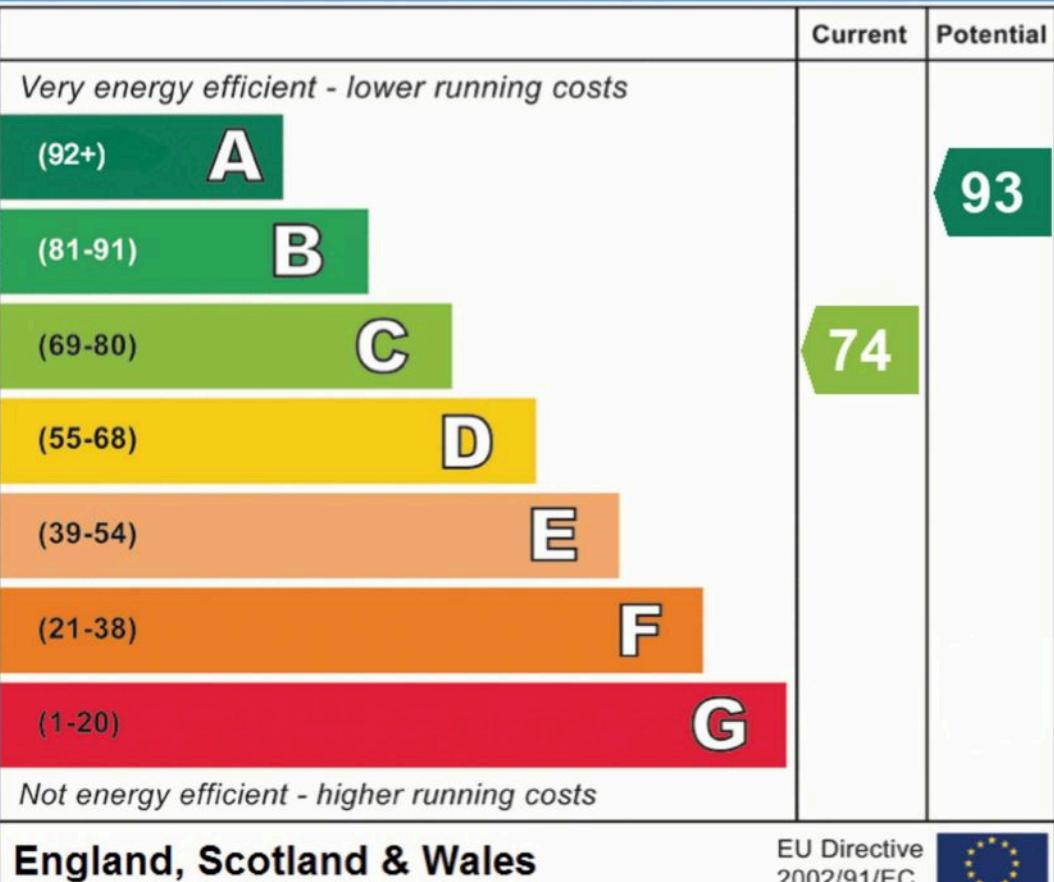


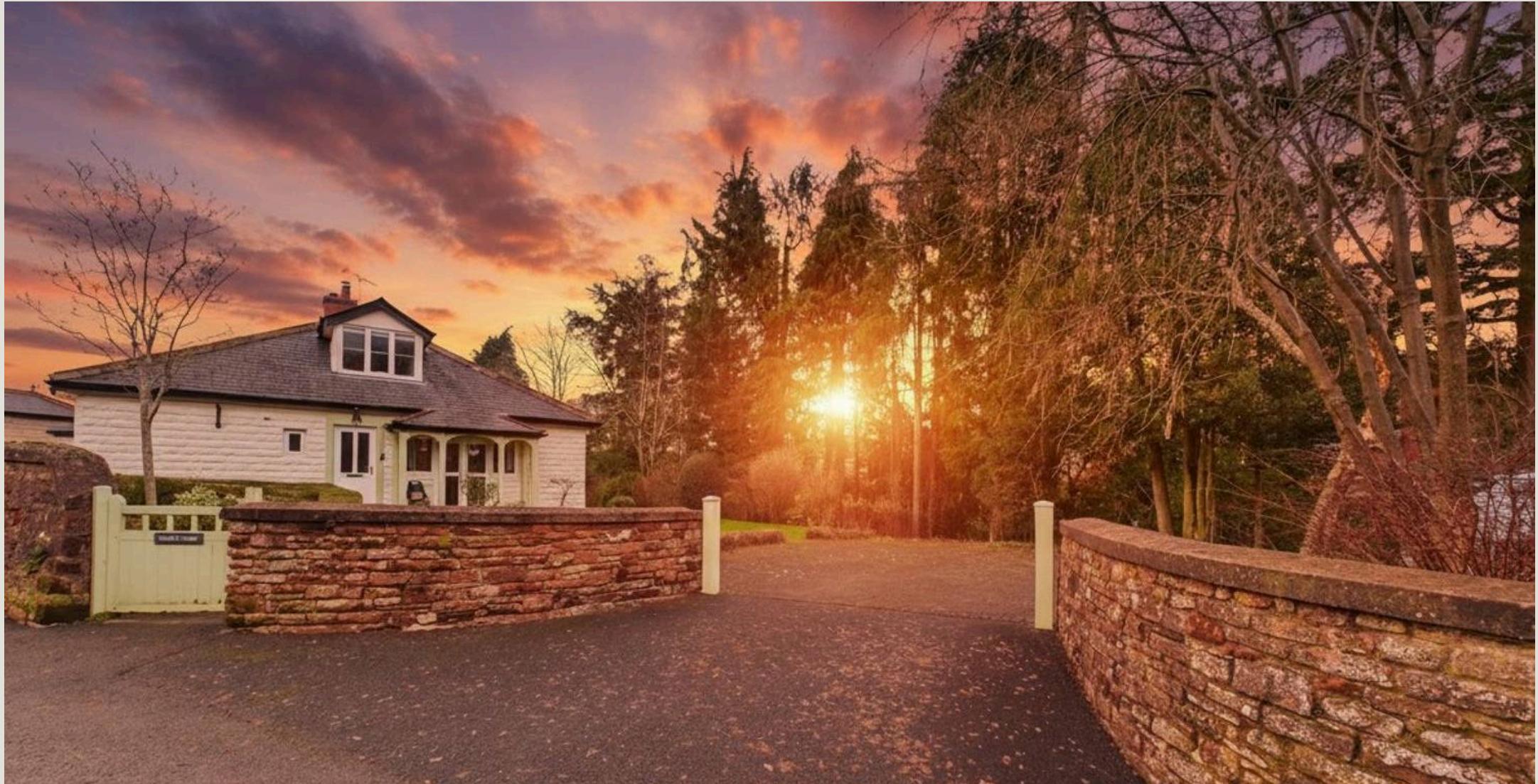






Energy Efficiency Rating





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