



## 7 Friary Cottages, Battlebarrow, Appleby, CA16 6XT

Guide Price £225,000

PFK



# 7 Friary Cottages

Battlebarrow, Appleby-In-Westmorland

## A Delightful and Well-Presented Cottage in the Heart of Appleby-in-Westmorland

Well located within the historic and well served town of Appleby-in-Westmorland, and within close proximity to local amenities and transport links, this charming cottage is presented in excellent order throughout and offers thoughtfully arranged, versatile accommodation.

The property is entered via an entrance porch with a useful cloaks area, leading through to the welcoming front aspect living room. This characterful space features a gas fire as a focal point, an understairs nook, and stairs rising to a half landing. An opening leads through to an inner hall, which provides access to the kitchen and the second bedroom/dining room.

Positioned to the rear of the property, the second bedroom is a light and versatile room, currently utilised as a spacious dining room and snug. This adaptable space could serve a variety of purposes to suit a new owner's needs.

Also located to the rear, the kitchen enjoys an external door providing access to the side of the property. It has been fitted with a range of wall and base units, topped with complementary work surfaces and tiled splashbacks. A stainless steel sink with drainer and mixer tap is in situ, alongside open shelving. Integrated appliances include an eye level double oven, hob and extractor fan, with space available for a freestanding fridge/freezer, washing machine and an additional undercounter appliance. The wall mounted boiler is also located within the kitchen.





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Returning to the living room, two shallow steps lead to a half landing where access is granted to the upgraded shower room. This room comprises a three piece suite including a WC, basin set within a vanity unit and a walk-in shower with electric shower fitted.

Stairs continue from the half landing to the first floor landing, where doors lead to the principal bedroom and the family bathroom. The well proportioned principal bedroom benefits from bespoke fitted wardrobes, with a low level door providing access to eaves storage. The bathroom is fitted with a three piece suite including a WC, basin and bath, and is complemented by a fitted wooden storage unit.

Externally, the property continues to impress with driveway parking for two vehicles, a single detached garage with electricity connected, and a charming arrangement of outdoor spaces. These include a front garden, side yard and a low maintenance patio garden, providing ample seating areas to enjoy warmer evenings.

A delightful home in a highly desirable location, offering charm, practicality and convenience - early viewing is strongly recommended.







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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.

- Delightful 2 bed cottage
- 2 bathrooms, one with shower and the other with bath
- Ground floor bedroom / dining room
- Low maintenance gardens to the front and rear
- Single, detached garage
- Driveway parking for 2 vehicles
- Conveniently located within this historic Town
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - C



## ACCOMMODATION

### FIRST FLOOR

#### Entrance Porch

5' 5" x 3' 8" (1.66m x 1.12m)

#### Living Room

15' 2" x 10' 4" (4.62m x 3.15m)

#### Dining room / Bedroom 2

8' 6" x 11' 3" (2.60m x 3.44m)

#### Kitchen

12' 2" x 9' 0" (3.71m x 2.74m)

#### Shower Room

5' 5" x 8' 0" (1.64m x 2.43m)

### SECOND FLOOR

#### Landing

3' 6" x 5' 6" (1.07m x 1.68m)

#### Bedroom 1

14' 8" x 10' 4" (4.46m x 3.15m)

#### Bathroom

5' 7" x 12' 11" (1.71m x 3.93m)

### EXTERNAL

#### Garage

10' 1" x 20' 1" (3.08m x 6.12m)

### EXTERNAL

**Low maintenance gardens to front and rear**

**Parking** - Driveway parking for two vehicles.

Detached single garage





## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Gas 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.

### Directions

The property can be located by using What3Words - [///endearing.steer.bunk](#) or via the Post Code CA16 6XT.

### Referral Fee Disclosure

PFK 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, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens 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

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC





## PFK Estate Agents

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