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*"For Sales In The Dales"*

## The Croft, Appleby-In-Westmorland



- Impressive Period Property
- Quiet Location Within Easy Distance Of Town
- Large Modern Dining Kitchen
- 3 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms & 4 Ensuites
- Gas Central Heating
- Ample Parking, Garage & Carport
- Lovely Gardens With Pleasant Outlook
- Ideal Family or Retirement Home
- Potential To Run B&B Business

## Offers Around £500,000



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# The Croft, Appleby-In-Westmorland

## DESCRIPTION

The Croft is a substantial period property set in a quiet position within the historic market town of Appleby within the Eden Valley. The Croft sits close to the centre of town, within easy walking distance of the shops, pubs and cafes. There is a doctors surgery and leisure centre. Appleby retains an active community with primary and grammar school, church and various clubs and groups. There are great walks and wonderful views all around.

This property is an impressive Victorian house dating back to the 1860's and still retains many of the character features including high ceilings, large sash windows and fireplaces that would be expected from a property of this age. The property has been well maintained and is in good order. The kitchen was recently installed but upgrades to the bathrooms may be beneficial.

On the ground floor is a large, welcoming hall way leading through to three reception rooms and the conservatory. All three reception rooms have large fireplaces with gas fires which could be reverted to open fires if preferred. One of the reception rooms has been used as an en suite ground floor bedroom. There is also a recently fitted dining kitchen and utility room. Upstairs are 5 bedrooms, four of which are en-suite doubles. There is also a family bathroom.

Externally there is a large lawn garden with established flower beds, shrubs and mature trees. There is ample parking with a garage and carport as well as a gravelled parking area for multiple vehicles.

The property was previously run as a residential care home and offers possibilities for either commercial or residential use depending on what you are looking for.

The Croft is a fantastic property which offers spacious accommodation in a lovely location. It would make a superb full time home or B&B. Viewing is recommended to appreciate the size.

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## GROUND FLOOR

<b>PORCH</b>	Internal porch. Fitted carpet. Front door. Internal doors. Window to side.
<b>HALL</b>	Large, welcoming hallway. Fitted carpet. Coved ceiling and two ornate ceiling roses. Fireplace housing a gas fire. Three radiators. Turned staircase. Window to side.
<b>SITTING ROOM</b>	21' 1" x 18' 5" (6.43m x 5.61m) Large reception room. Fitted carpet. Coved ceiling. Picture rail. Fireplace with gas fire. Shelving. Three radiators. Dual aspect windows with bay window over looking the garden.
<b>LIVING ROOM</b>	15' 9" x 20' 3" (4.8m x 6.17m) Lovely large reception room or ground floor bedroom. Fitted carpet. Coved ceiling and picture rail. Ceiling rose. Fireplace. Two windows. Two radiators.  <b>Ensuite</b> - Vinyl flooring. WC. Wash hand basin. Radiator. Extractor fan
<b>CONSERVATORY</b>	10' 6" x 9' 9" (3.2m x 2.97m) Fitted carpet. Timber cladd ceiling. Doors to garden. Radiator.

# The Croft, Appleby-In-Westmorland

<b>BATHROOM</b>	Ground floor bathroom. Fitted carpet. WC. Bath with overhead shower. Wash hand basin. Two windows to side. Radiator. Extractor fan.
<b>LIVING ROOM</b>	18' 5" x 14' 3" (5.61m x 4.34m) Fitted carpet. Coved ceiling and ceiling rose. Picture Rail. Fireplace with gas fire. Window to front.
<b>KITCHEN/DINER</b>	27' 4" x 11' 9" (8.33m x 3.58m) Large and light modern dining kitchen. Vinyl flooring. Excellent range of wall and base units. Gas 'rangemaster' cooker. Integral dishwasher and two fridges. Stainless steel sink. Good pantry cupboard. Extractor fan. Radiator. Hatch leading to living room. Window to front.
<b>UTILITY</b>	Vinyl flooring. Gas fired central heating boiler. Base units with sink. Plumbing for a washing machine. Roof light. Radiator. Back door to boot room.

## FIRST FLOOR

<b>LANDING</b>	Fitted carpet. Turned staircase. Large store room. Electric for a stair lift. Loft access. Windows to the rear.
<b>BATHROOM</b>	House bathroom. Fitted carpet. WC. Wash hand basin. Bath. Window to side.
<b>BEDROOM 1</b>	<p>15' 2" x 19' 3" (4.62m x 5.87m) Large double bedroom. Fitted carpet. Built in bedroom furniture. Radiator. Television and telephone point. Two windows overlooking the gardens.</p> <p><b>Ensuite:</b> Large ensuite. Fitted carpet. Timber clad ceiling. WC. Wash hand basin. Bath. Shower cubical. Radiator. Window.</p>
<b>BEDROOM 2</b>	<p>21' 1" x 15' 11" (6.43m x 4.85m) Spacious front double bedroom. Fitted carpet. Fireplace. Door leading to bedroom 5/ study. Two radiators. Television and telephone point. Two windows.</p> <p><b>Ensuite:</b> Vinyl flooring. Part tiled walls. WC. Wash hand basin. Shower cubicle. Extractor fan.</p>
<b>BEDROOM 3</b>	<p>13' 11" x 14' 2" (4.24m x 4.32m) Front double bedroom. Fitted carpet. Feature fireplace. Storage above ensuite. Window.</p> <p><b>Ensuite:</b> Fitted carpet. WC. Wash hand basin with vanity unit. Extractor fan.</p>

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**BEDROOM 4** 13' 1" x 12' 11" (3.99m x 3.94m) Double bedroom. Fitted carpet. Feature fireplace. Storage cupboard. Upper storage above en suite. Television and telephone point. Window.

**Ensuite:** Fitted carpet. WC. Wash hand basin with vanity unit.

**BEDROOM 5/  
STUDY** 16' 3" x 7' 10" (4.95m x 2.39m) Fitted carpet. Fireplace. Radiator. Two windows

## OUTSIDE

**PARKING** Tarmac drive leading to large gravel parking area with parking for 8 vehicles.

**GARDENS** Enclosed gardens to two sides. Lawns with well stocked flower beds and mature trees. Summer house. Lovely outlook over the cricket field.

**GARAGE** Detached garage. Up and over door. Power and light. Outside light.

**CARPORT** Lean to from the side of the garage. Space for one car.

# The Croft, Appleby-In-Westmorland

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Eden District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<b>Council Tax Band</b>	G. Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

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## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

## ENERGY PERFORMANCE CERTIFICATE

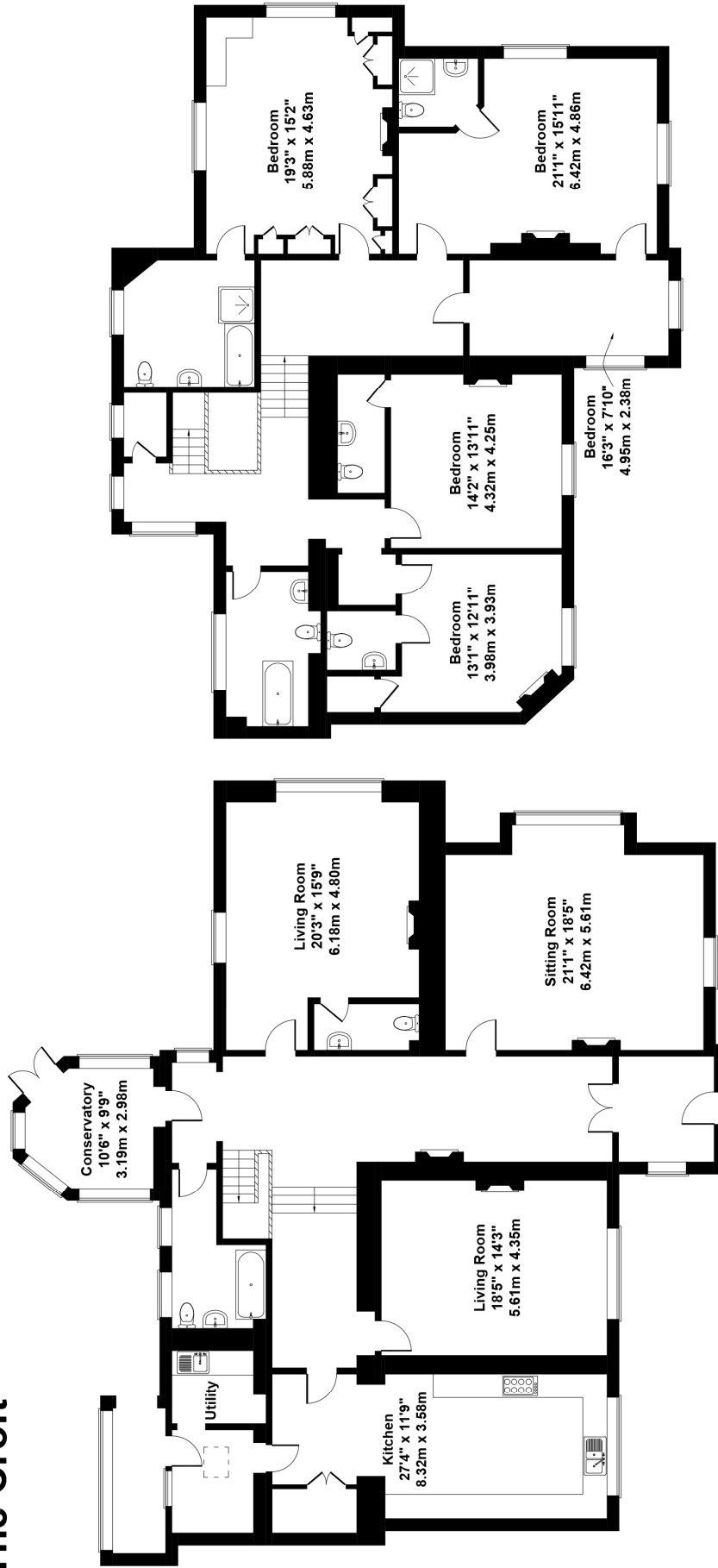
**Property:** The Croft, Low Wiend, Appleby-In-Westmorland, Cumbria, CA16 6QP

**Energy Efficiency Rating Current 78 Environmental Impact Rating Current 78**



# The Croft

## The Croft, Appleby-In-Westmorland



First Floor

Ground Floor

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

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