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"For Sales In The Dales"

Barrowgarth, Appleby



- Immaculately Presented Guest House In Central Location
- Fully Licensed Residents Bar
- 4 Good Double, En-Suite Letting Bedrooms
- Guest Lounge
- Dining Room
- Conservatory

Superb Owners Accommodation:

- Quality Fitted Kitchen
- Living Room With Wood Burning Stove
- Utility, Large Store Room & Cloakroom
- Large Double Bedroom
- Bathroom

- Gas Central Heating
- Double Glazing
- Pretty Patio Garden
- Private Off Road Parking For Several Vehicles
- Ideal Lifestyle Business Opportunity

Offers Around £495,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

Barrowgarth, Battlebarrow, Appleby

DESCRIPTION

Barrowgarth is an immaculately presented guest house, located in the historic market town of Appleby. The property sits close to the centre of the town, within easy walking distance of the shops, pubs and cafes. There is also a doctor's 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, including Lady Annes Way, Dales Highway, Pennine Way and Settle to Carlisle train line and walk.

The property is an impressive three storey house, with quality fixtures and fittings and is decorated throughout to a high standard. The current owners have carried out extensive work converting this from a residential property into a very successful guest house with 4 good sized double bedrooms all with en-suites. Along with a fantastic owners accommodation which, could easily be incorporated into the guest house.

On the ground floor there is a welcoming hallway leading through into the guest lounge, dining/breakfast room and the conservatory. On the first floor there are two lovely bedrooms with a further two bedrooms on the second floor. All letting rooms are light and spacious with the ability to be set up as a double or twin. Each has a small vanity area with mirror, mini fridge and a large en-suite shower room.

The owner's accommodation is superb and is kept completely separate from the guest's area. On the ground floor there is a lovely living room with wood burning stove, a quality fitted kitchen, utility, cloakroom and large store room. Upstairs is a beautiful double bedroom with exposed trusses and hay loft storage area as well as a large bathroom with bath and shower.

Externally, to the side is an attractive patio garden with potted plants and space to sit and enjoy the sunshine. There is gravelled off road parking area with space for several vehicles and space for more seating too.

Barrowgarth is a stunning property in a popular location. It is perfect for those looking for a lifestyle business or large residential property. Viewing is highly recommended and is by appointment only.

GROUND FLOOR

GUEST LOUNGE/ BAR

16' 2" x 11' 3" (4.93m x 3.43m) Lovely front lounge. Solid wood floor. Decorative tiled fireplace with wooden surround & open fire. Built in bar area. Radiator. Windows to front & side with seats. Double doors to the side.

HALLWAY

Beautiful vintage tiled floor. Door to owner's accommodation. Under stairs cupboard. Staircase. Radiator. Front door.

BREAKFAST/ DINING ROOM

16' 5" x 12' 4" (5m x 3.76m) Solid wood floor. Stone fireplace housing wood burning stove. Built in cupboard. Radiator. Windows to side & rear.

CONSERVATORY

13' 11" x 6' 7" (4.24m x 2.01m max. Tiled floor. Feature stain glass windows. Store cupboard. Radiator. Door to rear porch. Currently used as a prep room for guests breakfast, coffee machine etc.

PORCH

Flag floor. Door to conservatory.

Barrowgarth, Battlebarrow, Appleby

OWNERS ACCOMODATION TO FIRST FLOOR

OWNERS LOUNGE

15' 11" x 14' 11" (4.85m x 4.55m)max. Solid wood floor. Ceiling beams. Beautiful fireplace with wood burning stove, stone hearth and wooden lintel. Built in cupboard. Under stairs cupboard. TV point. Telephone point. Radiator. 2 windows to the side over looking the patio.

KITCHEN

14' 6" x 11' 3" (4.42m x 3.43m)max. Lovely fitted kitchen. Tiled floor. High quality wooden kitchen with a range of wall & base units. Part tiled walls. Flava cooker with extractor hood. 1 1/2 ceramic sink. Plumbing for dishwasher. Radiator. Window to front. UPVC stable door to patio.

STORE ROOM

15' 11" x 6' 2" (4.85m x 1.88m) Fantastic store room. Laminate floor. Meat hooks. Base units. Space for fridge freezers. Boiler. Water cylinder. Window to rear.

UTILITY ROOM

Laminate floor. Part tiled walls. Base unit. Plumbing for washing machine. Ceramic sink. 2 windows to front.

CLOAKROOM

WC. Wash hand basin. Radiator. Window to side.

FIRST FLOOR

LANDING

Fitted carpet. Radiator. Window to side with seat.

BEDROOM 1

12' 3" x 10' 9" (3.73m x 3.28m) Good double bedroom. Solid wood floor. Ceiling fan. TV point. Vanity area with mirror, wall lights and mini fridge. Built in wardrobe. Radiator. Window to front with seat.

En-Suite - Wood floor. Part tiled walls. WC. Wash basin. Large shower cubicle. Shaver point. Extractor. Heated towel rail.

BEDROOM 2

6' 6" x 11' 10" (5.03m x 3.61m)max. Good double bedroom. Solid wood floor. Feature fireplace. Ceiling fan. TV point. Vanity area with mirror, wall lights and mini fridge. Radiator. Window to side with seat. Window to front with a view of the castle.

En-Suite - Wood floor. Part tiled walls. WC. Wash basin. Large shower. Shaver point. Extractor fan. Heated towel rail.

PRIVATE DOOR TO OWNERS ACCOMODATION

Door to bathroom.

OWNERS BATHROOM

10' 4" x 10' 3" (3.15m x 3.12m) Wood floor. Part tiled walls. Claw foot roll top bath with mixer taps. Large shower cubicle. WC. Wash basin. Heated towel rail. Window to side.

OWNERS BEDROOM

21' 8" x 15' 10" (6.6m x 4.83m)max. Lovely, large bedroom with vaulted ceiling and open trusses. Solid wood floor. 2 velux windows. TV point. Hay loft storage area with ladder. 2 radiators. Window to side.

Barrowgarth, Battlebarrow, Appleby

SECOND FLOOR

LANDING Fitted carpet. Loft hatch. Ceiling beam. Cupboard. Radiator. Window to front with seat.

BEDROOM 3 16' 6" x 12' 3" (5.03m x 3.73m)max. Good double bedroom. Fitted carpet. Ceiling beam. Ceiling fan. TV point. Vanity area with mirror, wall light and mini fridge. Radiator. Window to front with seat.
En-Suite - Wood floor. Part tiled walls. WC. Wash basin. Large shower cubicle. Shaver point. Extractor fan. Heated towel rail.

BEDROOM 4 16' 6" x 11' 11" (5.03m x 3.63m)max. Good double bedroom. Fitted carpet. Ceiling beam. Ceiling fan. TV point. Vanity area with mirror, wall light and mini fridge. Radiator. Window to side with seat.
En-Suite - Wood floor. Part tiled walls. WC. Wash basin. Large shower cubicle. Shaver point. Extractor fan. Heated towel rail.

OUTSIDE

FRONT Raised low maintenance gravelled frontage.

SIDE Suntrap, pretty patio area with potted plants and seating space.

**PARKING/
GARDEN** Private off road, gravelled parking area for several cars. Bin store. Garden shed. This could easily be more of a garden and seating area.

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GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Eden District Council, 01768 817817.
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	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

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To see all our properties in the Yorkshire Dales first, register at jrhopper.com and onthemarket.com

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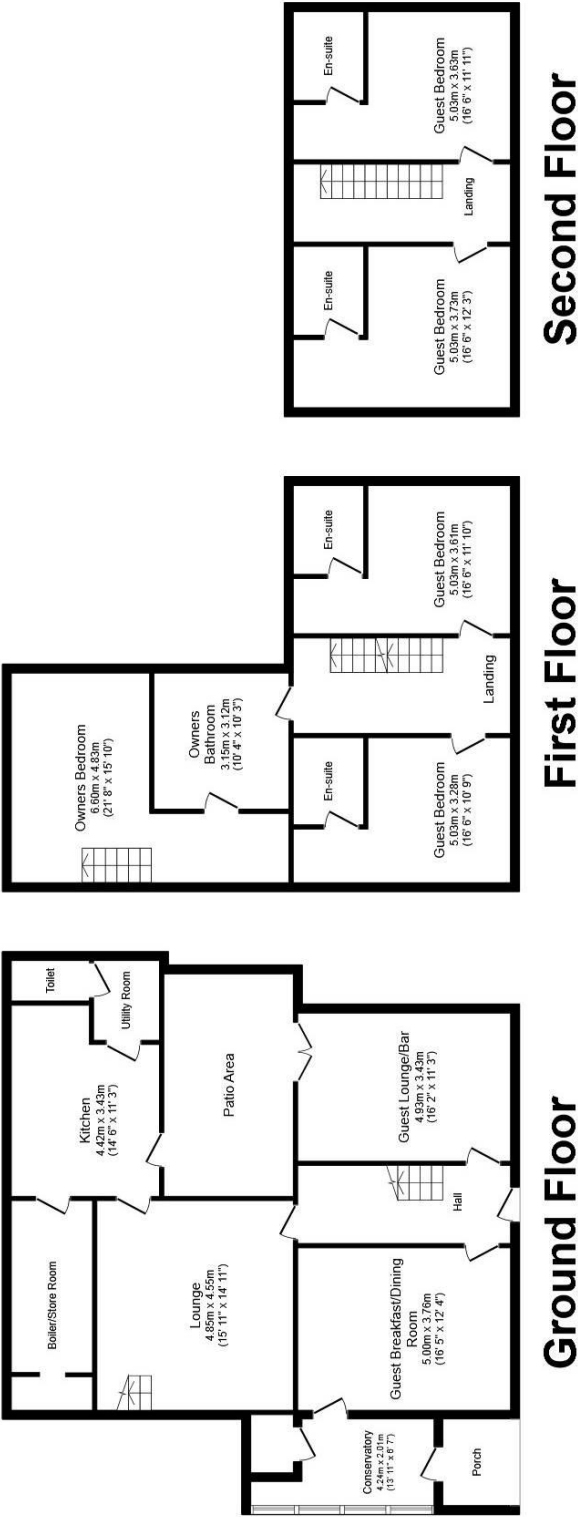
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ENERGY PERFORMANCE CERTIFICATE

Property: Barrowgarth, Battlebarrow, Appleby-In-Westmorland, Cumbria, CA16 6XT

Energy Efficiency Rating Current 63 Environmental Impact Rating Current 54

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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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