ARNISON HEELIS
ESTATE AGENTS

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LABURNHAM HOUSE, MURTON, APPLEBY-IN-WESTMORLAND

GUIDE PRICE £425,000

Set in a approx. 0.6 acre with open Pennine views, Laburnham House provides spacious and versatile accommodation with up to 5 bedrooms and 4 bathrooms. Ideally suited to multi-generational living, PADDOCK, SOLAR PANELS, garage, driveway parking and gardens. Offered with NO ONWARD CHAIN.

- Village Location
- Detached Property
- Solar Panels
- EPC Rating C

The Property Ombudsman

Location
Murton is a peaceful, rural village situated in the North Pennines area of outstanding beauty. The market town of Appleby, 4 miles from Murton, offers excellent amenities including a train station for the Settle to Carlisle railway, primary and grammar schools.

Conservatory
w: 7' 2" x l: 8' 9"
2.19m x2.66m With double doors to the side and door into

Hallway
With radiator, stairs off, window and understairs cupboard.

Living Room
w: 12' 2" x l: 17' 10"
3.70m x 5.43m Fireplace with woodburning stove, radiator and window to the front.

Kitchen/Dining Room
w: 11' 11" x l: 20' 1"
3.63m x 6.12m Fitted with a range of oak fronted wall and base units, 1.5 stainless steel sink and drainer below window, Oil fired AGA. Dining area has window with radiator below.

Utility
w: 8' x l: 9' 10"
2.44m x 3m With oak fronted units, stainless steel sink and drainer, plumbing and space for washing machine. Window and door to garden.

Shower Room
Enclosure with both electric and thermostatic showers, hand basin and WC, window and towel rail.

Rear Hall
With access to the garage, water cylinder and boiler, stairs off.

FIRST FLOOR
Landing with window,

Bedroom 1
2.99m x 4.58m Window, radiator, fitted wardrobes.

En-suite
With thermostatic shower in enclosure, WC, hand basin, heated towel rail.

Bathroom
w: 6' 9" x l: 7' 3"
2.07m x 2.22m With thermostatic shower in enclosure, WC, hand basin, heated towel rail, obscured window.

Bedroom 2
w: 12' x l: 12' 1"
3.66m x 3.68m With window to the side with open views and radiator below, fitted wardrobes.

Bedroom 3
w: 7' 8" x l: 8' 11"
2.34m x 2.73m Window with views, radiator, shelving.

Bedroom 4
w: 11' 5" x l: 12' 8"
3.49m x 3.86m Windows to 2 aspects, radiator.

Shower Room
Thermostatic shower in enclosure, WC, hand basin, heated towel rail, roof light.

Bedroom 5 / Office
w: 8' 1" x l: 3' 1"
2.46m x 3.08m Window, roof light and radiator.

Garage
w: 11' 1" x l: 19' 1"
3.39m x 5.82 Window to the side, doors to the front, solar panel batteries are located here.

Outside
Large gardens surround the property with 2 large sheds, chicken coop and run, further shed. In addition there is a gated and walled paddock.

Services
Mains water, electricity and septic tank drainage. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor





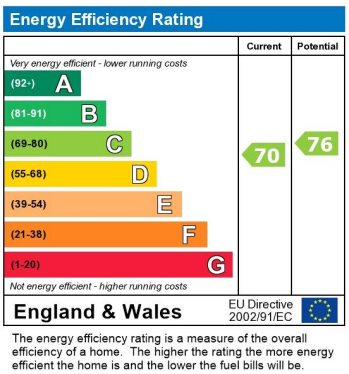



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.