ARNISON HEELIS
ESTATE AGENTS

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OWL COTTAGE, APPLEBY CA16 6XG

GUIDE PRICE £225,000

Owl Cottage can be found in the centre of the historic market town of Appleby, approximately 9 miles from Penrith. Together with private parking, private separate garden and handy access to the town, Owl Cottage offers comfortable, versatile accommodation ideal for holiday letting or for own use.

- Character Cottage
- Private Parking
- Separate Garden
- EPC Rating D

The Property Ombudsman

Directions
The property is located at 47 Boroughgate, proceed from the bottom of Boroughgate and Owl Cottage is on the left hand side approximately half way up.

Entrance Hall
Leading to:

Living Room
w: 10' 10" x l: 13' 3"
3.29m x 4.04m With gas coal effect fire set to a tiled back and hearth with wood surround. Coving to ceiling, radiator and window to the front with window seat.

Shower Room/WC
w: 5' 10" x l: 7' 6"
1.77m x 2.29m Comprising a thermostatic shower in an enclosure, wc and sink. Heated towel rail. Cupboard housing gas combi boiler.

Bedroom
w: 9' 5" x l: 10' 10"
2.87m x 3.29m With built in wardrobe, radiator and window to the side. Cupboard.

Kitchen
w: 7' 8" x l: 7' 6"
2.34m x 2.29m (Measurements include the units) Fitted with a range of wall and base units, double oven, electric hob and fridge/freezer. Window to the rear.

Stairs to the First Floor

Bedroom
w: 10' x l: 16' 11"
3.06m x 5.15m (Restricted height) Having two radiators, roof light and window to the front,

Bedroom
w: 9' 4" x l: 10'
2.84m x 3.06m A single bedroom with radiator and roof light to sloping ceiling.

Bathroom/WC
w: 5' 10" x l: 10' 5"
1.78m x 3.17m Comprising bath, sink and wc. Heated towel rail and roof light to sloping ceiling.

Outside
Having the benefit of parking for a medium size car, there is also street parking with a permit, the permit should be obtained via the Council. There is a large garden which is separate to the property and located a few steps away via a gate.

Valuation
If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

Services
Mains water, electricity, gas and drainage and telephone subject to BT regulations. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Tenure
We understand that the tenure of the property is freehold but Title Deeds have not been examined.

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 plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Local Area
Appleby, the former County Town of Westmorland, stands on a bend of the River Eden. The town provides an excellent range of day-to-day facilities including primary and secondary schools, varied shops, hotels, churches, public houses, swimming pool, and station on the scenic Settle to Carlisle Railway. Boroughgate, the attractive, tree-lined main street, is dominated at its head by the imposing Appleby Castle with its Norman keep, and at its foot by the handsome Parish Church of St. Lawrence, last resting place of Lady Anne Clifford. The A66 trans-Pennine trunk road, which now bypasses the town, gives good access to Penrith/M6.

A comprehensive Material Information summary is available upon request.













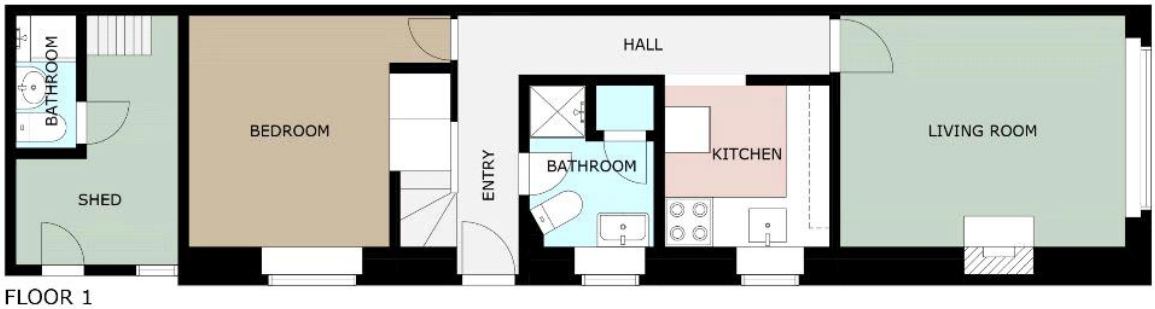
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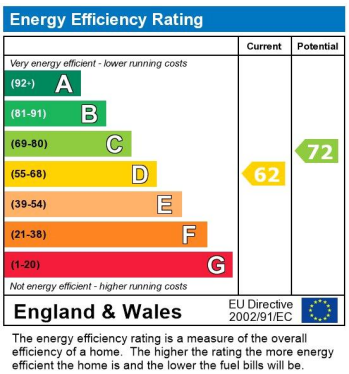


FLOOR 2

Arnison Heelis Estate Agents



FLOOR 1



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.