

**Barrow Coombe  
Appleby-In-Westmorland  
Cumbria  
CA16 6AA**



**Price: £580,000 Region**

**Viewing: By prior appointment through Richard Turner & Son Bentham Office.**

A rare opportunity to purchase this substantial 5 bedroom family home set in mature grounds and gardens together with a two bedroom bungalow and a double garage. The well proportioned main house has the benefit of a ground floor bedroom with adjoining wet room making this property ideal for an extended family. The bungalow could equally be used as a retirement home for relatives, a teenager pad, as a residence for a housekeeper or nanny or could be let to provide an additional income as it has been in recent years, the garage has potential for use as an office, subject to obtaining planning permission.

The property is situated on the outskirts of the popular town of Appleby in Westmorland within the spectacular scenery of the Eden Valley with ease of access to the A66 linking the A1 and the M6 and to the Settle to Carlisle railway.

## **Directions:**

From Appleby town centre proceed up Battlebarrow and immediately after the Grammar School turn left for Penrith and the A66. After the school grounds, Barrow Coombe is immediately on your left. Barrow Coombe bungalow is situated to the right hand side of the house.

## **Barrow Coombe House**

### **Description:**

A substantial family residence with light and well proportioned rooms and attractive original features, mature gardens, detached double garage with water and electricity suitable for use as a home office, subject to Planning Permission.

The property has the benefit of an ancillary detached 2 bed bungalow which could be used as a retirement home for relatives, a teenager pad, as a residence for a housekeeper or nanny or could be let to provide an additional income as it has been in recent years.



### **Accommodation Comprising:**

#### **Ground Floor:**

##### **Hall:**

16'4 x 14'7  
(4.98m x 4.45m)

A spacious hallway which is well lit by 3 windows giving a dual aspect. Many attractive original features give the house character and elegance such as the front door with the oval glazing and leaded light, polished oak floor with a door mat inset, cornice, plate rack and panelling under the curved banister. Central light, central heating radiator and useful lit walk in under-stair storage area.



**Drawing Room:**

18' x 16'9 excluding bay window  
(5.49m x 5.11m)

Beautiful moulded ceiling to match hall with polished oak floor, open working fireplace with surround and mirror over. The substantial bay window features some original leaded lights and allows views over the landscaped gardens. Television aerial point. Archway to:-

**Conservatory:**

11' x 6'  
(3.35m x 1.83m)

Double glazed garden room with a polished oak floor and doors to a sandstone patio and the garden beyond, double glazed windows with feature lights to mirror the drawing room. Central heating radiator.

**Dining Room:**

18' x 16' excluding bay window  
(5.49m x 4.88m)

An impressive room with a dual aspect over the garden from the bay window. Polished oak floor, marble fireplace, picture rail, decorative ceiling, central heating radiator, television aerial and telephone points and glazed sliding doors to conservatory:-

**Breakfast Room:**

12'5 x 11'5  
(3.78m x 3.48m)

A warm morning room benefiting from the heat from the aga (as well as a central heating radiator). Picture rail, telephone points, central light, strip light inset to the glazed window to conservatory.

**Conservatory:**

32'10 x 9'2  
(10.01m x 2.79m)

Housing the central heating boiler, radiator, water, plant racks and a productive vinery. Door to garden at one end and off to:-

**Utility Room:**

10' x 6'  
(3.05m x 1.83m)

A cool storage space with electric sockets for white goods and plumbed for auto washing machine.

**Kitchen:**  
12'8 x 8'  
(3.86m x 2.44m)

Quarry tiled floor, oil fired Aga, range of wall and floor units including stainless steel double sink and drainer, built in cupboards, door to conservatory and rear hall. A spacious walk in pantry with a window, plumbed for a dishwasher with a cool stone bench at the end. An excellent storage area fully shelved with cupboards over to ceiling height and airing drying hooks on the ceiling.

**Rear Hall:**

Tiled floor, double glazed window, external back door, door to wet room.

**Wet Room:**

Fully tiled with Velux type double glazed window, wc, wash hand basin, bidet, heated towel rail, "Mira Excel" shower.

**Bedroom 5:**  
18' x 11'3  
(5.49m x 3.43m)

Central centre light, wall lights, ceiling spotlights, a moulded plaster ceiling and range of hand crafted fitted bedroom furniture fully fitted to one wall and providing a dressing table below the double glazed windows. The room also benefits from central heating radiators and a Velux type window.



**First Floor:**

**Central Landing:**

Glazed coloured roof light, telephone points. Slatted airing cupboard off with hot water tank.

**Bedroom 1:**  
18' x 16'9  
(5.49m x 5.11m)

Double glazed windows to two aspects, picture rail, central heating radiator, television aerial point, range of built in cupboards.



**Bedroom 2:**  
18' x 16'  
(5.49m x 4.88m)

Double glazed windows to two aspects, central heating radiator, picture rail, two ceiling lights and two over bed lights, telephone sockets, range of built in cupboards.



**Bedroom 3:**  
21' x 12'6"  
(6.40m x 3.81m)

Two double glazed windows, two central heating radiators, picture rail, two ceiling lights, wash hand basin with light over.



**Bathroom:**  
9'7 x 6'7 max  
(2.92m x 2.01m max)

Bath, wash hand basin, heated towel rail, 2 fitted cupboards and double glazed window.

**Separate WC:**

WC and double glazed window.

**Bedroom 4:**  
12'7 x 10'  
(3.84m x 3.05m)

Currently used as a study, with telephone point, central heating radiator, picture rail and double glazed windows.

### **Outside:**

The property is set in mature well established landscaped gardens with trees, shrubs, rockeries, gravelled paths and secluded seating areas, edging a large lawned area with a ha-ha giving uninterrupted views over open farm land. External water hoses at the end of the conservatory and one to the side of the double garage. The detached double garage is very spacious and has a double glazed side door, four sets of double glazed windows, 2 strip lights, stainless steel sink with draining board (hot and cold water).



**Services:** Mains water, electricity, gas and drainage connected.

**Tenure:** Freehold with vacant possession on completion.

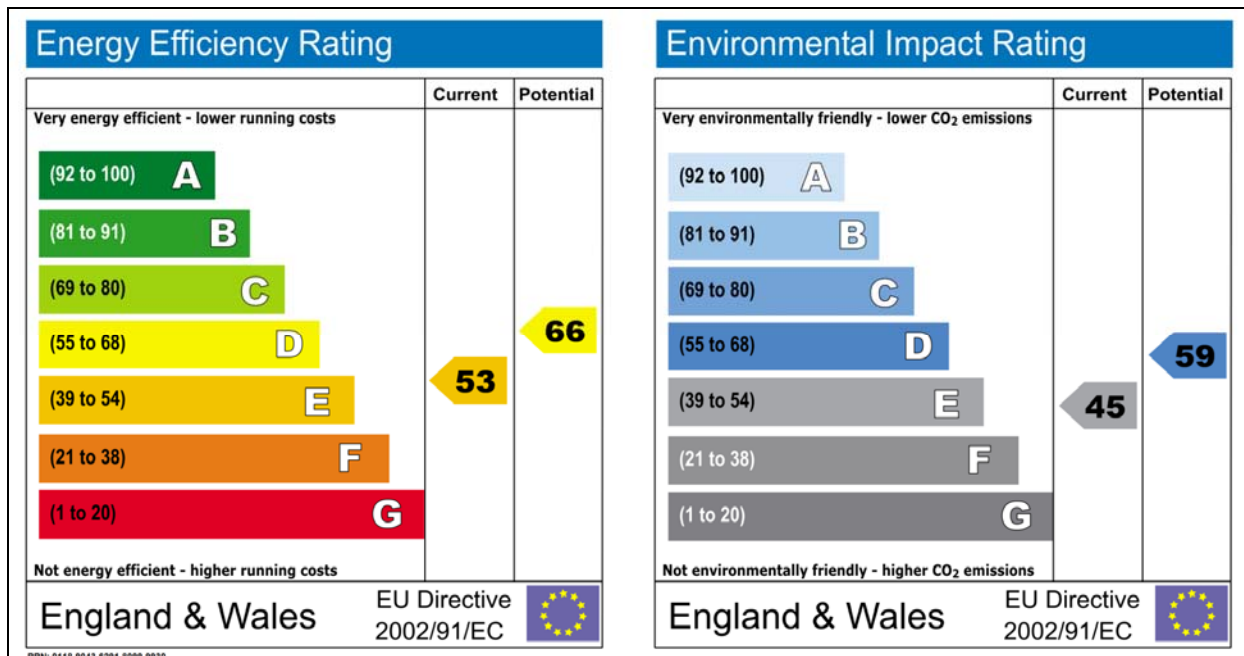
**Council Tax Band:** (E) Verbal enquiry only.

**Solicitors:** To Be Arranged.

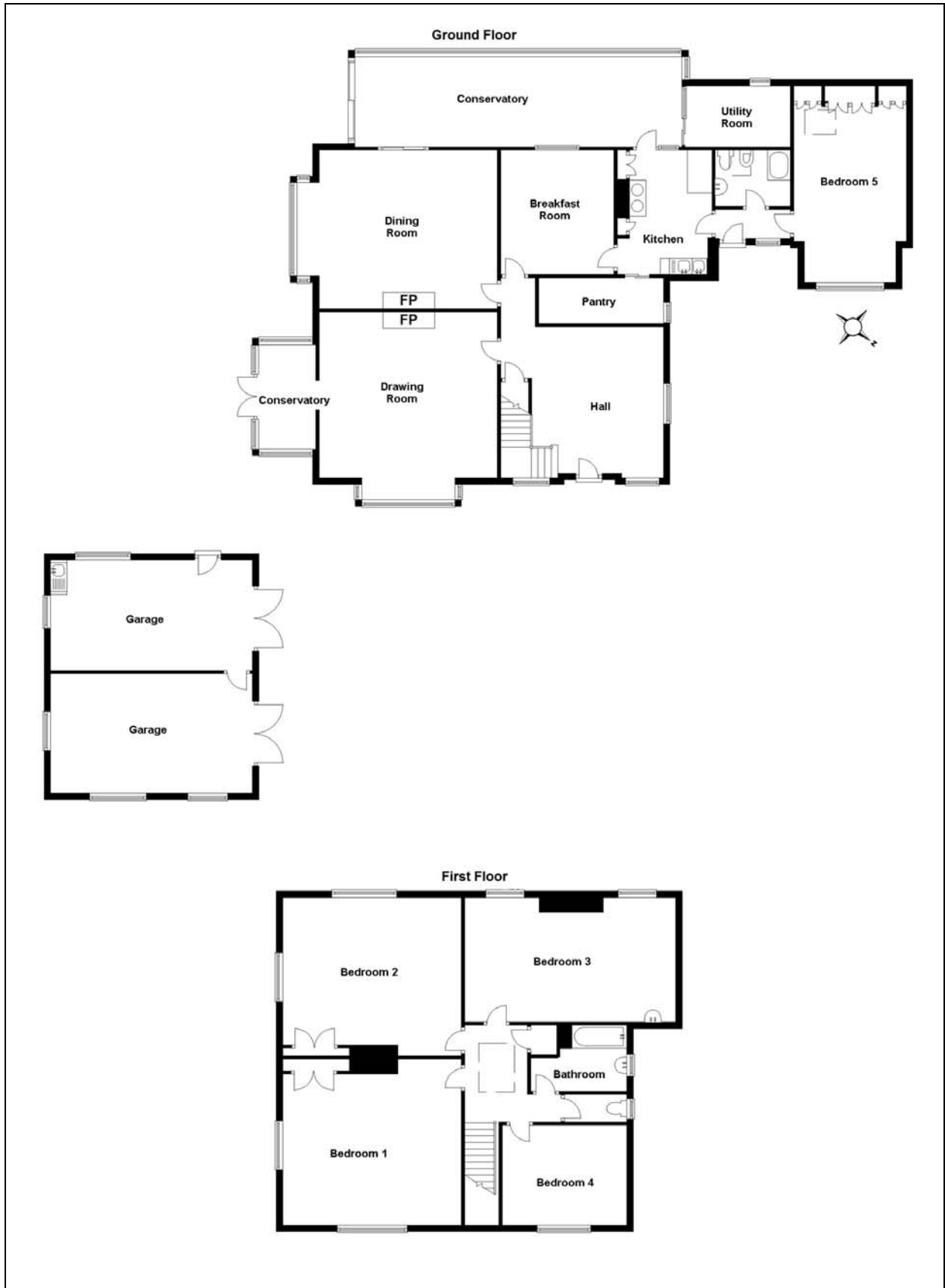
**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street,  
High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**

*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract.  
All measurements quoted are approximate.*

### Energy Performance Certificate



# Floor Plans



## Barrow Coombe Bungalow

Comprising a well maintained 2 bedroomed detached bungalow situated within the curtilage of Barrow Coombe house. The bungalow is currently unoccupied but has until recently been let on an assured shorthold tenancy.

**Accommodation Comprising:** (Sealed unit double glazing throughout and gas fired central heating installed).

**Lobby:** Leading to:-

**Entrance Hall:** Corner store cupboard and telephone point.  
9'6 x 6'6  
(2.90m x 1.98m)

**Sitting Room:** Double glazed windows to dual aspect, gas fire with a stone and marble surround and television point.  
17'4 x 12'  
(5.28m x 3.66m)



**Kitchen:** Base units, single drainer stainless steel sink unit, plumbing for automatic washing machine, electric cooker and range of floor to ceiling larder cupboards.  
9' x 7'8  
(2.74m x 2.34m)



**Walk In Pantry/Store Room:** Space for fridge, shelving and gas central heating boiler.  
10'3  
(3.12m)

**Bedroom 1:**  
15'4 x 12'  
(4.67m x 3.66m)

N.B. This bedroom would adapt very well to a second reception room if required.



**Bedroom 2:**  
13'5 x 11'  
(4.09m x 3.35m)

French windows to the split level private sun patio, flower beds and drying area. *N.B. This bedroom would adapt very well to a second reception room if required.*



**Bathroom:**  
10'6 x 6'  
(3.20m x 1.83m)

3 piece suite comprising panelled bath with electric shower over, wash hand basin and low level W.C.



**Outside:**

Parking for two vehicles in the front. At the rear a split level south facing patio area with easy to maintain flower beds and views over open farmland.



**Services:**

Mains water, electricity, gas and drainage connected.

**Tenure:**



Freehold with vacant possession on completion.

**Council Tax Band:**

(C) Verbal enquiry only.

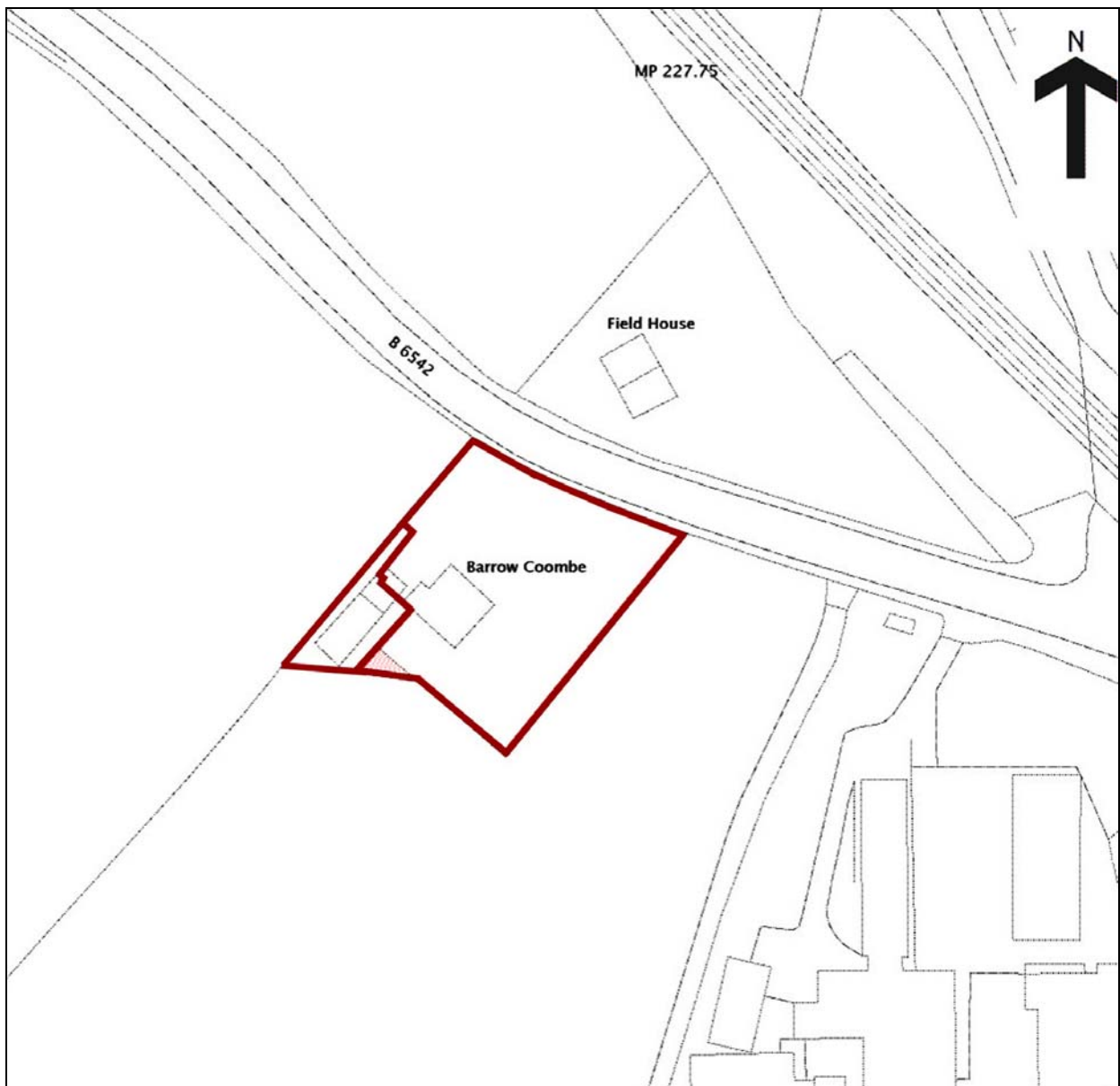
*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

**Energy Performance Certificate**

| Energy Efficiency Rating   |   | Current   | Potential | Environmental Impact (CO <sub>2</sub> ) Rating   |   | Current   | Potential |
|--|---|---|-----------|--|---|---|-----------|
| Very energy efficient - lower running costs  |   |   |           | Very environmentally friendly - lower CO <sub>2</sub> emissions  |   |   |           |
| (92 plus)  | A |   |           | (92 plus)  | A |   |           |
| (81-91)  | B |   |           | (81-91)  | B |   |           |
| (69-80)  | C |   |           | (69-80)  | C |   |           |
| (55-68)  | D | 62  | 67        | (55-68)  | D | 56  | 61        |
| (39-54)  | E |   |           | (39-54)  | E |   |           |
| (21-38)  | F |   |           | (21-38)  | F |   |           |
| (1-20)   | G |   |           | (1-20)   | G |   |           |
| Not energy efficient - higher running costs  |   |   |           | Not environmentally friendly - higher CO <sub>2</sub> emissions  |   |   |           |
| <b>England &amp; Wales</b>   |   | EU Directive 2002/91/EC  |           | <b>England &amp; Wales</b>   |   | EU Directive 2002/91/EC  |           |
| <p>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 are likely to be.</p> |   |   |           | <p>The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.</p> |   |   |           |

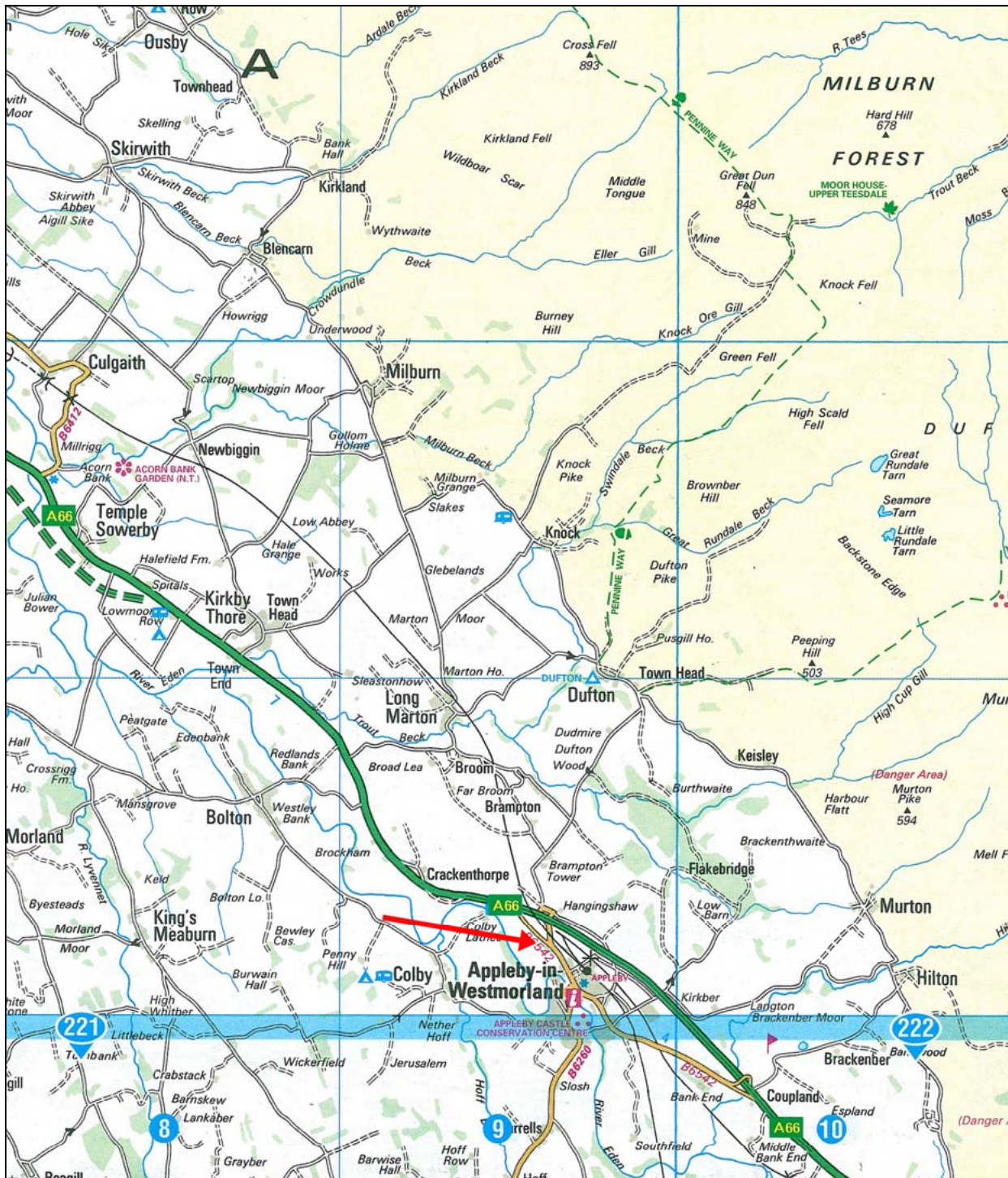


**Title/Boundary Plan**



**FOR IDENTIFICATION PURPOSES ONLY (Not to Scale).**

## Location Plan



### MISREPRESENTATION ACT 1967:

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