



Boroughgate | | Appleby-In-Westmorland | CA16 6XG

Guide Price £285,000



**david britton**  
ESTATES

## Key features

- Grade II listed terrace house
- Riverside (75 feet,22.9m) with fishing rights on River Eden
- Beautifully presented and packed full of original features and charm
- Spacious accommodation spilt over three floors
- Living room
- Dining kitchen
- WC
- Two first floor bedrooms
- Family Jack & Jill bathroom
- Second floor bedroom

## Description

17th Century house with separate garden and large landscaped riverbank with fishing rights for the River Eden.

Situated on Appleby's prestigious Boroughgate is this stunning 17th Century grade II listed three-bedroom terrace house which comes with a spectacular riverbank garden and fishing rights. This historic property oozes character, and charm and is packed full of original features.

The property was built in 1637 and stands midway between Appleby Castle at the top of the street and the beautiful 14th-century St Lawrence's church at the bottom.

Internally the property is spacious at over 1,100 sq.ft (102 sq.m) and is split over three floors, comprising on the ground floor an entrance vestibule, living room, dining kitchen and a rear entrance vestibule & WC, on the first floor there are two bedrooms, a family jack & jill bathroom, and on the second floor there is a further very large bedroom.

Externally the property has parking to the front. To the rear through a communal courtyard the property benefits from having a good size private garden which leads to the property's unique feature - the landscaped riverbank garden leading down to The River Eden with over 75 feet (22.9 m.) of riverside including the fishing rights - a perfect place to sit and relax, have a barbecue with family and friends or enjoy some fishing.

The riverbank lies between the grounds of Appleby Castle and The Masonic Hall and opposite Appleby Bowls Club - it has been described as a perfect quiet haven of peace - but lies only seconds from Boroughgate. This is an opportunity to own a piece of paradise on The River Eden.

The historic market town of Appleby-In-Westmorland is situated right in the heart of the Eden Valley very popular with tourists and boasts a large array of local amenities including shops, butchers, bakers, restaurants, schools, a train station, supermarkets, medical centre etc. The nearby A66 offers easy access to Penrith, the M6 and east to Scotch Corner.

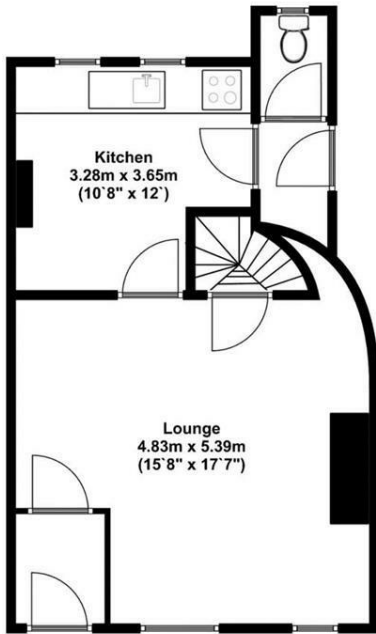
This unique

## Directions

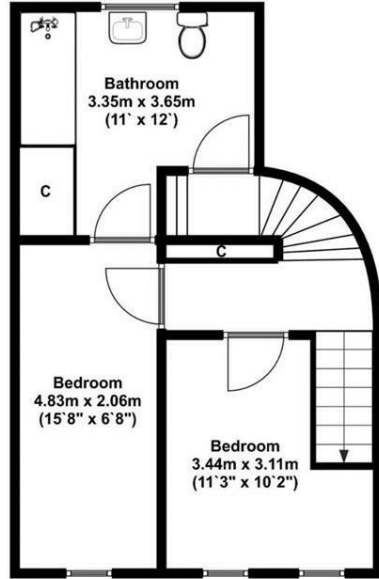




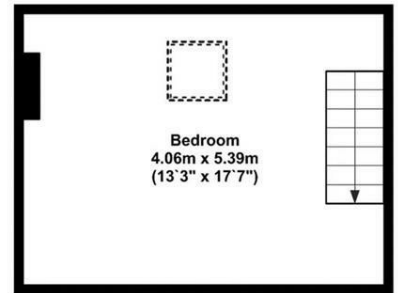
# Floor plans



**Ground Floor**  
Approx 42.00 Sq meters (452.00 Sq feet).



**First Floor**  
Approx 39.00 Sq meters (420.00 Sq feet).



**Third Floor**  
Approx 22.00 Sq meters (237.00 Sq feet).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park  
 Penrith  
 Cumbria  
 CA11 9GR  
 01768881111  
 Sales@brittonestates.co.uk  
 www.brittonestates.co.uk