



**Hawthorn Dene Appleby Road, Kirkby Stephen – CA17 4PD**

Guide Price **£450,000**

**PEK**

# Hawthorn Dene, Appleby Road

Kirkby Stephen

**A Rare Opportunity to Acquire a Beautifully Maintained, 3 Bed Detached Bungalow with Exceptional Gardens**

Having remained within the same family for many years, this is a rare opportunity to acquire a beautifully maintained three-bedroom detached bungalow, peacefully positioned along a quiet road and enjoying delightful open views. Lovingly cared for and thoughtfully upgraded over time, the property benefits from recent improvements including solar panels and a new oil tank installed circa 2023, along with a sewerage treatment plant.

The accommodation is both well-proportioned and thoughtfully arranged. A **welcoming entrance hall** provides a natural divide between the living and sleeping areas of the home. The **living room** is a bright and generous space, featuring twin front-aspect windows that capture the surrounding views, along with a gas fire (Calor gas) creating a warm focal point.

To the rear, the **dining kitchen** overlooks the stunning gardens and offers ample space for dining. Fitted with a range of quality units with under-cabinet lighting and a stainless steel sink, the kitchen also provides space for freestanding appliances including a cooker, washing machine and tumble dryer. A useful cloaks cupboard enhances practicality, while patio doors open into the **sun room**.



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The **sun room**, complete with a recently replaced roof and wall-mounted electric fire, provides a wonderful additional reception space and enjoys panoramic views across the beautifully landscaped gardens—perfect for relaxing and enjoying the setting throughout the seasons.

Externally, the property truly excels. A **detached single garage** with power and lighting is complemented by driveway parking. However, it is the **wraparound gardens** that are undoubtedly the standout feature of this exceptional home.

Beginning at the front, where both the gardens and views impress in equal measure, the grounds extend seamlessly to the side and rear, each area thoughtfully landscaped and meticulously maintained. The gardens are rich with **established flower beds**, offering a vibrant display of seasonal colour, alongside mature shrubs and trees that provide structure and privacy. Two greenhouses support keen gardeners, while a dedicated **vegetable garden** encourages a self-sufficient lifestyle. A **stocked pond** adds to the tranquil atmosphere.



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A the garden continues, further delights await, including cleverly positioned storage sheds and a charming seating nook beside the gently flowing beck at the foot of the garden—an idyllic and peaceful retreat. Crossing the beck, known as **Sandwath Sike**, you discover an additional area of garden, incorporating a meadow that bursts into life with daffodils in spring, a further shed, and an expanse of lawn offering exciting potential for a variety of uses.

This is a truly special property, offering not only a comfortable and well-maintained home but also a lifestyle opportunity rarely found. With its generous plot, versatile outdoor spaces and peaceful setting, it will appeal to a wide range of buyers seeking a long-term home in a beautiful environment.





## Hawthorn Dene Appleby Road

Kirkby Stephen

This delightful property is nestled on a quiet road, just outside of the historic town of Kirkby Stephen. Kirkby Stephen is a popular and vibrant Upper Eden market town which caters well for everyday needs with a supermarket, general shops, Opticians, Dentist, Post Office, ATM's, hotels and public houses, primary and secondary Schools and many sports clubs. The M6 at Tebay lies 12 miles to the south-west and Brough/A66 trans-Pennine route is 4 miles to the north. Carlisle, Penrith, Kendal, Lancaster and the north east are all within commuting distance, and the town also benefits from a station on the historic Settle to Carlisle railway line.

- Fabulous 3 bed detached bungalow
- Spacious and versatile accommodation
- Delightful countryside views
- Detached garage and driveway parking
- Beautiful, established and expansive grounds
- Additional garden area over a charming beck offering an abundance of potential
- Near to local amenities and facilities
- Tenure - Freehold
- EPC rating D
- Council Tax Band - D



## ACCOMMODATION

### Entrance Hall

### Living Room

18' 3" x 14' 0" (5.57m x 4.27m)

### Dining Kitchen

23' 9" x 8' 11" (7.23m x 2.73m)

### Sun Room

17' 1" x 10' 2" (5.20m x 3.10m)

### Bathroom

7' 2" x 10' 0" (2.18m x 3.04m)

### Bedroom 1

10' 10" x 11' 11" (3.31m x 3.64m)

### Bedroom 2

10' 11" x 11' 11" (3.33m x 3.63m)

### Bedroom 3

9' 1" x 11' 6" (2.78m x 3.50m)

## EXTERNAL

### Garage and Parking

10' 0" x 16' 1" (3.06m x 4.91m)

### Extensive Gardens

### Directions

The property can be located by using What3Words - [///cheering.counters.emulating](https://www.what3words.com/cheering-counters-emulating) or via the Post Code CA17 4PD. A For Sale board has also been erected for identifying purposes.



## ADDITIONAL INFORMATION

### Services

Mains electricity and water. Oil-fired central heating and Sewerage Treatment Plant fitted. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Sewerage Treatment Plant

We understand that there has been a Sewerage Treatment Plant fitted circa 2023, solely for the use of Hawthorn Dene, and prospective purchasers would be required to satisfy themselves that this complies with current standards and rules introduced on 1st January 2020.

### Referrals and Other Payments


PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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