



Church View

GREAT ASBY



CHURCH VIEW



Nestled within this stunning village is Church View. Open your front door and the beautiful church is just across the babbling beck. Simply idyllic.

Park your car (there's plenty of parking outside your garden gate, or use the gravel garden at the back for more private parking) and open the gate to the very pretty cottage garden.

The outside of the property is a chocolate box cottage with sandstone walls and beautifully maintained exterior.

Inside, we are immediately struck by the level of renovation that the current owner has undertaken. The character remains and the vendor has taken great care to fuse modern and character.

Attention to detail is obvious. Every wall and ceiling has been painted using Farrow and Ball's palette, 'White Tie' for the walls, 'All White' on the ceilings, window frames in 'farrow's Cream' and the front door in 'Green Ground'



Property Type:

Cottage

Square Footage:

893^{sqft}

Council Tax Band

B

EPC Rating

E

Tenure

Freehold

Take a closer look...



Why Great Asby?



GREAT ASBY VILLAGE IS LOCATED WITHIN THE WESTMORLAND DALES AREA OF THE YORKSHIRE DALES NATIONAL PARK, AND CHURCH VIEW IS A DECEPTIVELY SPACIOUS TWO-BEDROOM COTTAGE IN THE HEART OF THE VILLAGE.

GREAT ASBY BOASTS A VIBRANT COMMUNITY WITH AN ACTIVE VILLAGE HALL, PUB, AND CHURCH. THE VILLAGE HAS ITS OWN PRIMARY SCHOOL, RATED "GOOD" IN THE LAST OFSTED INSPECTION, AND THERE ARE GRAMMAR SCHOOLS IN APPLEBY AND KIRKBY STEPHEN. IT IS ONLY 5 MILES FROM THE NEARBY MARKET TOWN OF APPLEBY, WHICH OFFERS A WEEKLY MARKET, SUPERMARKETS, SHOPS, RESTAURANTS, PUBS, A DOCTORS SURGERY, CHEMIST, OPTICIANS AND DENTIST.

KIRKBY STEPHEN IS 7 MILES AWAY. THE M6 TEBAY JUNCTION IS JUST 9 MILES AWAY, MAKING NORTH TO SOUTH JOURNEYS STRESS FREE.

THE ARTERIAL ROUTE OF THE A66 CAN BE ACCESSED AT APPLEY WHICH TAKES YOU EAST TO WEST AND TO THE A1 (M) SOUTH AND NORTH.

Great Asby Village





PARKING



GARDEN



THE COTTAGE HAS TWO GARDEN AREAS: ONE AT THE FRONT OF THE PROPERTY, ADORNED WITH FLOWERING PLANTS AND MATURE PLANTING. A SMALL AND EASILY MAINTAINED LAWN IS BORDERED BY COLOUR IN THE SUMMER MONTHS. THE REAR COURTYARD GARDEN IS LAID TO GRAVEL AND COULD EASILY BE USED AS A PRIVATE CAR PARKING SPACE IF THE NEW OWNERS DESIRE.

THERE IS A STONE-BUILT OUTHOUSE WITH A VELUX WINDOW, IDEAL FOR STORING GARDEN FURNITURE AND AS A LOG STORE. THERE IS ALSO ROOM FOR BICYCLES AS THE AREA HAS SOME OF THE MOST AMAZING CYCLE ROUTES! THE STORE HAS BEEN TOPPED WITH A WELSHSLATE ROOF IN RECENT YEARS AND THE BUILDING IS A DRY STORAGE SPACE.



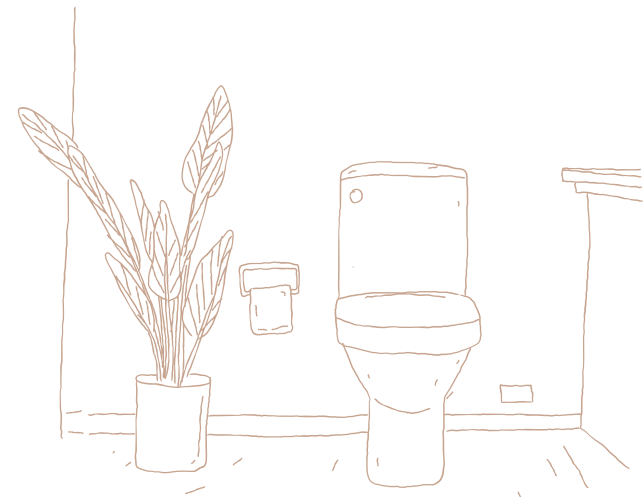
CHURCH VIEW
GREAT ASBY



Zzz... ooo







WHERE CAN I FIND...



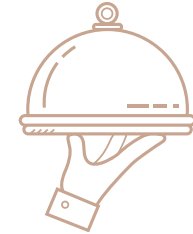
The Closest School?

Asby Endowed School
is located just 230 ft
away.



The Local Shop?

Appleby Co-Op is just 5.2
miles away. Great for those
essentials!



A Delicious Meal?

The Crown and Cushion Inn
and it's fabulous menu awaits
you, only 5.1 miles away.



Somewhere Nice to Walk
the Dog?

Great Asby Scar can be accessed
just 2.1 miles from your home,
providing stunning scenery!



A Refreshing Pint?

The Three Greyhounds Inn is just
round the corner, you could be back
home in just 5 minutes!

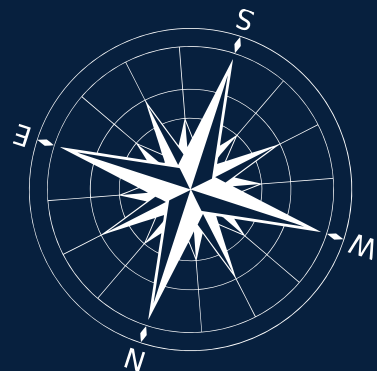
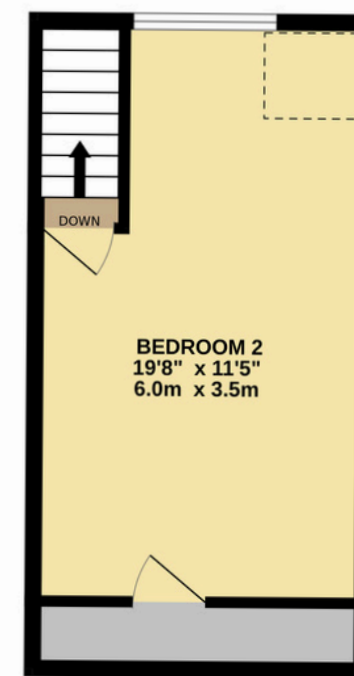
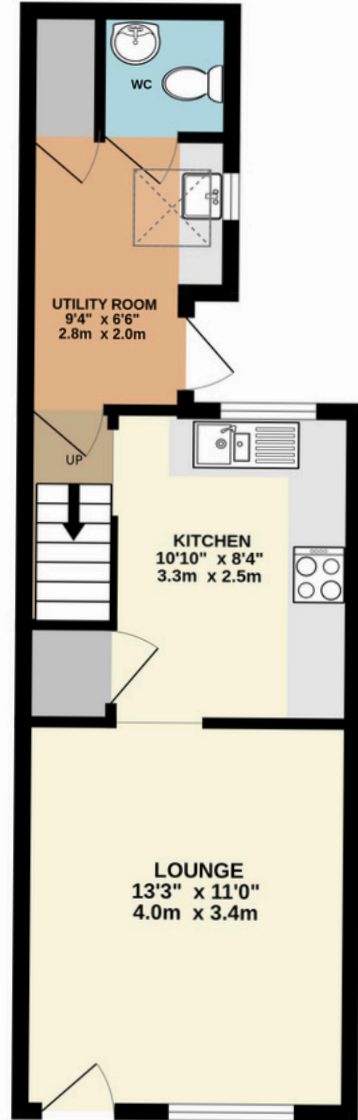


Your Local Property Experts?

Our lovely Eden Valley
Representative Katrina is Available
via Email or phone 7 Days!







Total Floor Area: 893 sq.ft (83.0 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Church View, Great Asby, Appleby-in-Westmorland, CA16 6EX

 ///mint.garden.hurtles



015242 56625 | katrina@lunevalleyestates.com | www.lunevalleyestates.com