



Greenriggs | Appleby



GREENRIGGS

Welcome home to the beautiful Greenriggs...

Built thirty-one years ago by the highly regarded local builder John Bell, who also constructed the neighbouring homes, Greenriggs is a substantial detached property occupying a generous and carefully considered plot. The approach is both practical and impressive, with a dual-access tarmac driveway allowing effortless movement and parking for multiple vehicles. At its centre, a beautifully designed circular feature bed, edged with sandstone cobbles and framed by a soft crescent of copper beech hedging, creates a striking and welcoming first impression.



Take a closer look...

Property Type:

Detached

Square Footage:

1766 sq ft

Council Tax Band

E

EPC Rating

C

Tenure

Freehold





Sleep⁰⁰⁰

Soothe⁰⁰⁰

Sanctuary⁰⁰⁰





Cook 000

Create 000

Connect 000



Relax ⁰⁰⁰

Recharge ⁰⁰⁰

Reconnect ⁰⁰⁰





Rejuvenate

Relax

Refresh



Why Appleby In Westmorland?

GREENRIGGS OCCUPIES AN ENVIABLE POSITION WITHIN EASY WALKING DISTANCE OF MANY OF APPLEBY'S MOST TREASURED AMENITIES. JUST A SHORT STROLL AWAY IS THE ROYAL OAK, A BEAUTIFUL TRADITIONAL INN OFFERING A VARIED MENU, EXCELLENT FOOD, A WARM WELCOME AND A PERFECTLY POURED PINT. IN THE SUMMER MONTHS, GELATO IS SERVED, AND THE EXTENSIVE BEER GARDEN BECOMES A LIVELY AND MUCH-LOVED MEETING PLACE FOR LOCALS AND VISITORS ALIKE.

BOTH APPLEBY PRIMARY SCHOOL AND THE HIGHLY REGARDED APPLEBY GRAMMAR SCHOOL ARE WITHIN COMFORTABLE WALKING DISTANCE, AS IS THE TOWN'S FAMOUS APPLEBY RAILWAY STATION, PROVIDING EXCELLENT CONNECTIVITY. THE COTTAGE IS ALSO WELL PLACED FOR THE TOWN'S INDEPENDENT SHOPS, CAFÉS AND BARS, ALLOWING EVERYDAY LIFE TO BE ENJOYED LARGELY ON FOOT.

FOR WIDER TRAVEL, THE A66 LIES JUST A FEW MINUTES' DRIVE AWAY, OFFERING A KEY WEST-TO-EAST ARTERIAL ROUTE ACROSS THE COUNTRY, WHILE THE M6 MOTORWAY CAN BE REACHED IN APPROXIMATELY 15 MINUTES.

APPLEBY ITSELF SITS WITHIN WHAT IS OFTEN DESCRIBED AS THE 'GOLDILOCKS ZONE' OF THE EDEN VALLEY. THE VILLAGE OF DUFTON, A GATEWAY TO THE PENNINE WAY, IS ONLY A SHORT DRIVE AWAY. THE YORKSHIRE DALES NATIONAL PARK MEETS CUMBRIA AT GREAT ASBY, JUST SEVEN MINUTES FROM THE PROPERTY, WHILE THE SHORES OF ULLSWATER CAN BE REACHED IN AROUND 30 MINUTES, PLACING SOME OF THE REGION'S MOST CELEBRATED LANDSCAPES WITHIN EASY REACH.

YOUR GUIDE TO LOCAL AMENITIES

A Delicious Meal?

The Royal Oak is just short walk away and also offers delicious homemade Gelato as a treat on a warm day

The Closest Shops

Appleby serves the local community with a variety of shops for daily provisions. Whilst Penrith offers large supermarkets for the weekly shop.

Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!

The Closest School?

Both Appleby Primary School and Appleby Grammer School a short walk away

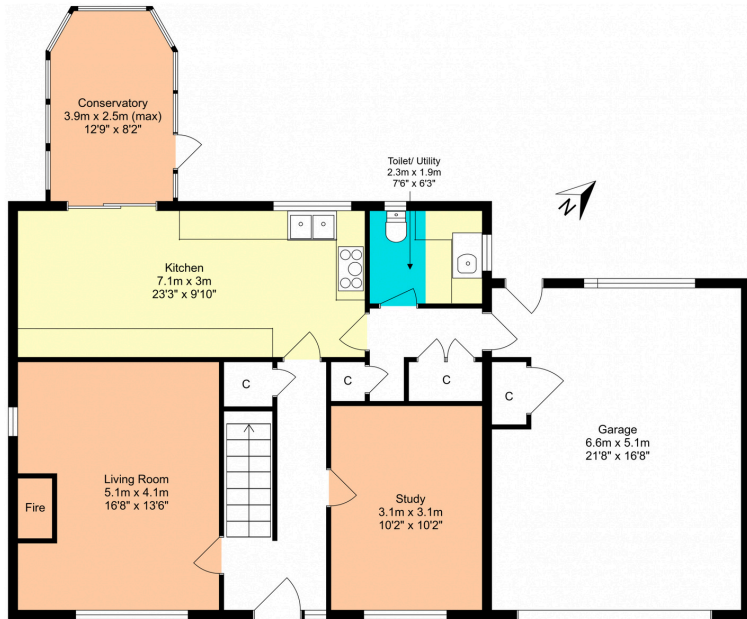
A Refreshing Pint?

Pop into The Crown and Cushion where they will be ready for you with a cold beer and a very warm welcome! It also offers delicious menu for a light bite



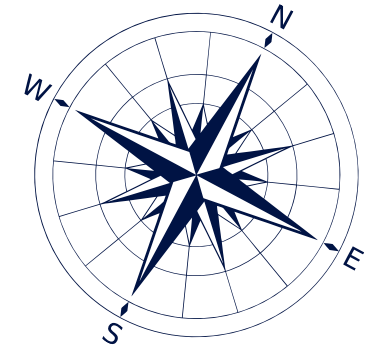
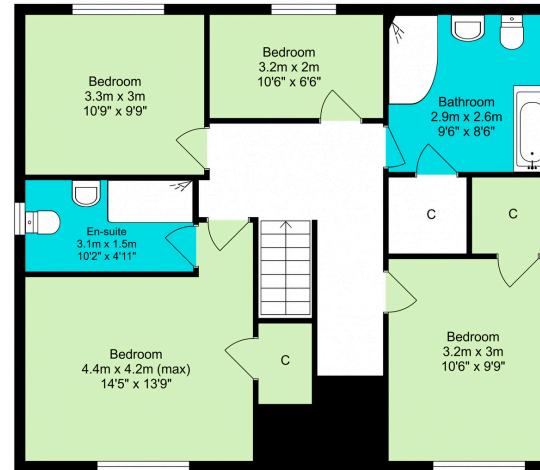
Total Floor Area 1766 sq.ft approx.

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.



Gross Internal Floor Area: 164.1 sq m (1766 sq ft) approx.
Ground Floor: 87.6 sq m (943 sq ft) approx.
First Floor: 76.5 sq m (823 sq ft) approx.

Note: Excludes garage, Storage Shed/ workshop and outdoor seating area



NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals
Available 7 days a week and outside of business hours
Contact directly on 01768 204563