



Romany Way | Appleby



ROMANY WAY

Welcome home to Romany Way...

Located within a quiet cul de sac on the edge of the historic market town of Appleby-in-Westmorland, 8 Romany Way is a well presented three bedroom semi-detached home offering practical family living, generous proportions and delightful far reaching views towards the Pennines. Positioned within walking distance of the town centre, local amenities and the highly regarded Appleby Grammar School, the property enjoys a highly convenient yet peaceful setting.



Take a closer look...

Property Type:

Semi Detached

Square Footage:

859 sq ft

Council Tax Band

C

EPC Rating

TBC

Tenure

Freehold





Sleep⁰⁰⁰

Soothe⁰⁰⁰

Sanctuary⁰⁰⁰





Cook 000

Create 000

Connect 000



Relax⁰⁰⁰

Recharge⁰⁰⁰

Reconnect⁰⁰⁰





Refresh
Relax
Rejuvenate



Why Appleby In Westmorland?

ROMANY WAY 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 a 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.

The Closest School?

Both Appleby Primary School and Appleby Grammar 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

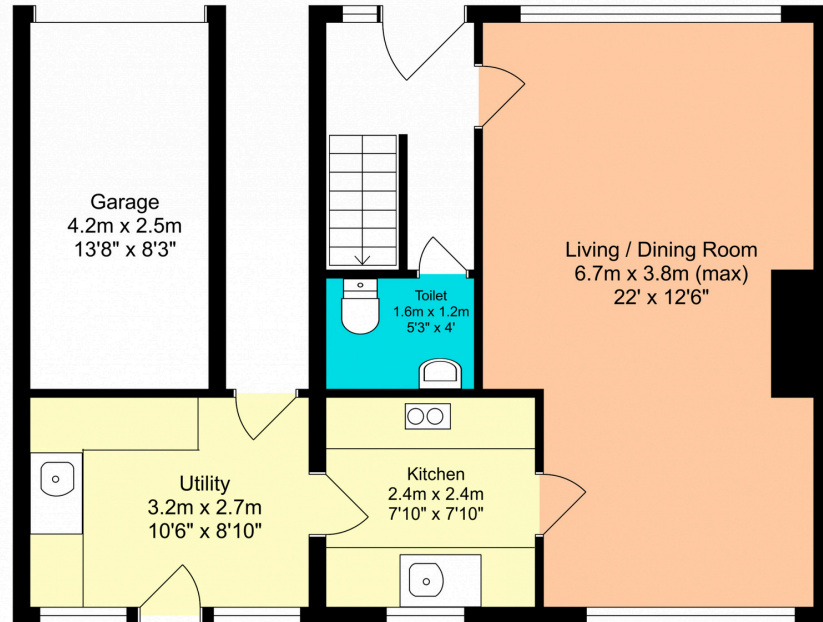
Somewhere Nice to Walk the Dog?

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



Total Floor Area 859 sq.ft approx.

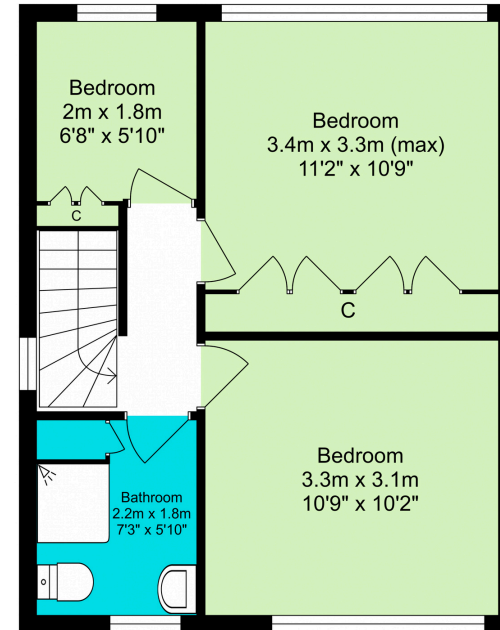
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any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



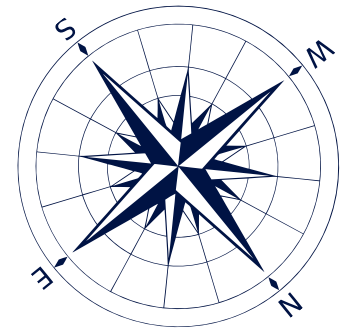
GROUND FLOOR

Gross Internal Floor Area: 79.8 sq m (859 sq ft) approx.
Ground Floor: 45 sq m (484 sq ft) approx.
First Floor: 34.8 sq m (375 sq ft) approx.

Note: Does not include garage



FIRST FLOOR



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