

16 Rampkin Pastures, Appleby-In-Westmorland, CA16 6RL

Guide Price £85,000

PFK

16 Rampkin Pastures

The Property:

Situated within the historic market town of Appleby, this well maintained two bedroom first floor apartment offers comfortable accommodation, useful storage and offroad parking, together with a pleasant outlook to the rear. Forming part of a block of similar properties, the apartment presents an appealing opportunity for first-time buyers, those looking to downsize or purchasers seeking a home they can update and personalise to their own taste.

The property is accessed via a communal hallway, with its own independent entrance leading into the apartment's entrance hall. From here, doors lead to the living room, shower room and both bedrooms, whilst a useful cupboard houses the hot water cylinder and provides additional storage.

The living room is generously proportioned and enjoys a pleasant rear aspect, with an attractive outlook beyond. There is ample space for comfortable seating and dining furniture, making this a welcoming room in which to relax or entertain. A door leads through to the kitchen, whilst a further door opens to a particularly useful utility store.

Positioned to the rear, the kitchen is fitted with a range of wall and base units and incorporates a stainless steel sink and drainer. Space is provided for a fridge freezer, with the existing arrangement offering scope for a purchaser to update and create a kitchen that better reflects their own style and requirements.







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The property continued....

The separate utility store is a practical addition, providing space for a washing machine alongside useful storage for household essentials, helping to keep the main living areas uncluttered.

The shower room has been replaced in recent years and offers a contemporary finish, with wall panelling around some of the fittings. The suite comprises a WC, wash basin with vanity storage beneath and a sizeable shower enclosure fitted with an electric shower.

The principal bedroom is a generous double room, enjoying a dual aspect which allows natural light to enter from two directions. Integrated wardrobe space provides convenient storage, whilst the second bedroom offers comfortable single accommodation and also benefits from fitted wardrobes. This additional room could alternatively serve as a home office or hobby room, depending on individual requirements.

Externally, the property benefits from offroad parking. To the rear, there is a pleasant outlook and a communal drying area, understood to be available for shared use.







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Please Note: The property is leasehold and is understood to be subject to a local occupancy clause, believed to relate to the wider Cumbria area. Prospective purchasers should ask their solicitor/local authority to confirm the precise terms of the lease and occupancy restriction, including the applicable eligibility criteria, before proceeding.

Offering manageable accommodation, useful storage, offroad parking and a convenient location within Appleby, this apartment provides an excellent opportunity for a purchaser looking to step onto the property ladder or enjoy a more manageable home. With scope to personalise the kitchen and make further improvements to suit individual tastes, it is a property with plenty of potential for its next owner.













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Location & Directions:

Appleby is an historic market town located just 14 miles south east of Penrith and Junction 40 of the M6. The A66 bypasses the town and gives good access to the north, the Lake District National Park and also to the A1 at Scotch Corner. The town is served by a variety of small supermarkets, general shops, schools, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

Directions
The property can be located by using What3Words - ///nerd.rooting.explains or via the Post Code CA16 6RL. A For Sale board has also been erected for identifying purposes.

- **A Well Maintained 2 Bed First Floor Apartment**
- **Nicely Proportioned accommodation**
- **Conveniently Located**
- **Offroad Parking & Drying Area**
- **Local Occupancy Clause**
- **Tenure: Freehold**
- **Council Tax: Band A**
- **EPC rating D**

ACCOMMODATION

Entrance Hall

Living Room
11' 7" x 14' 5" (3.52m x 4.40m)

Utility Store
5' 11" x 4' 10" (1.81m x 1.47m)

Kitchen
5' 10" x 9' 5" (1.77m x 2.86m)

Shower Room
5' 1" x 6' 6" (1.54m x 1.98m)

Bedroom 1
17' 9" x 8' 5" (5.42m x 2.56m)

Bedroom 2
8' 8" x 6' 9" (2.64m x 2.05m)

EXTERNALLY

Parking and Drying Area
Parking spaces are to the rear of the property and we understand that the drying area is available for use by those in this block of apartments.

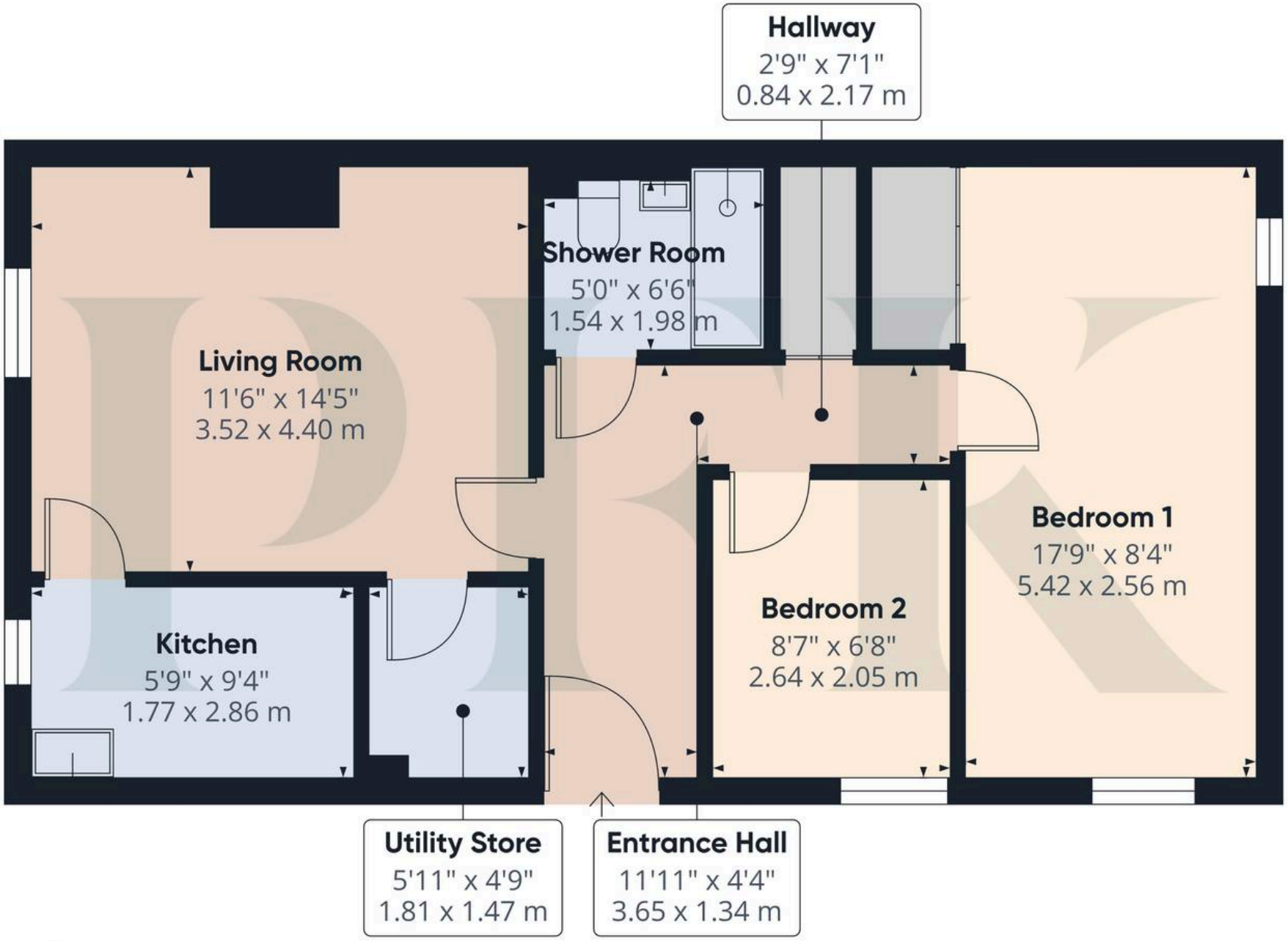
ADDITIONAL INFORMATION

Service Charges & Tenure
SERVICE CHARGES AND GROUND RENT – Eden Housing Association's invoice dated 1 April 2026 totals £565.61, including £10 ground rent, buildings insurance, fire safety and management charges for 2026/27, together with historic repair charges and an insurance credit; future charges may vary. TENURE – Leasehold, 125 years from 25 May 2018. The title records restrictions on sale or letting, with their full requirements to be confirmed by the seller's solicitor.









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Approximate total area(1)

593 ft²

55.1 m²

(1) Excluding balconies and terraces

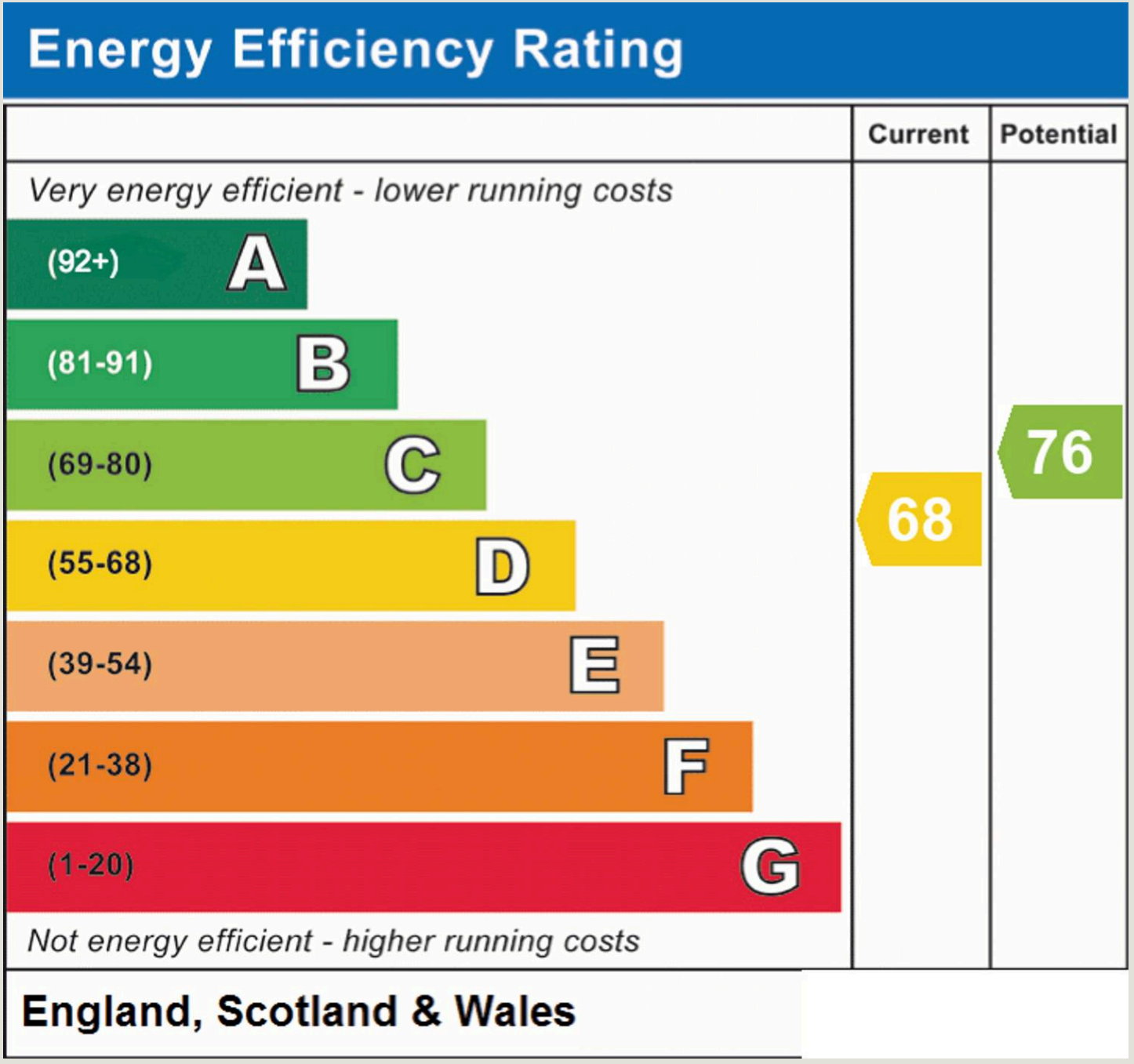
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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LOCAL OCCUPANCY CLAUSE
We understand that the property is subject to Section 157 of the Housing Act 1985 and subject to a Local Occupancy Restriction, believed to be Cumbria-wide.

Services
Mains electricity, water and drainage. Modern electric night storage heaters 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.

Referral Fee Disclosure
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 (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 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. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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