

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Coleridge, Appleby Castle Boroughgate, Appleby-In-Westmorland, CA16 6XH



- **Grade I Listed Cottage Situated within the Inner Bailey of Appleby Castle**
- **Open Plan Living Dining Kitchen with Wood Burning Stove**
- **Two Double Bedrooms + Bathroom with Shower over the Bath**
- **Gas Central Heating Via a Condensing Boiler**
- **Private Garden area to the Front Overlooking the Castle Gardens**
- **EPC - Exempt. Tenure - Freehold/Leasehold. Council Tax Band - TBA**

Asking price £390,000

Appleby Castle has been held by the Kings of England and Scotland and boasts one of the few remaining intact Norman keep. The keep has re-opened as The Norman Centre a museum dedicated to Norman history. In the 17th Century, the Castle was the preferred residence of Lady Anne Clifford. Lady Anne was a patron of authors and literature; and known for her many letters and diaries.

Set in the Inner Bailey, Coleridge Cottage provides the perfect retreat from days exploring the beautiful Eden Valley. With around 70 sq m (757 sq ft) of floor space comprising: Open plan Living Room and Kitchen, 2 Double Bedrooms and a Bathroom. Coleridge Cottage has a delightful view over the moat and castle grounds to the rear and inner bailey and Norman keep to the front with a small Forecourt Garden overlooking the castle gardens.

Location

From the centre of Appleby, drive up the hill on Boroughgate, On entering Appleby Castle grounds please park in the castle car park and make your way on foot to the courtyard.

What3words: bluff.motivator.ticking

Amenities Penrith

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green. A larger shopping centre is Penrith 14 miles away.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Tenure

The property is to be sold either freehold or leasehold with a 999 year lease from 2025 and the council tax is band is to be assessed.

Services

Mains water, drainage, gas and electricity are connected to the property.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

From the inner Bailey of the castle through a oak panelled and studded door to the;

Open Plan Living Dining Kitchen 14'9 x 22'1 (4.50m x 6.73m)

A cast iron wood burning stove is set in the original arched sandstone laundry fireplace with a stone hearth. To the front is a multi pane fixed casement window and a small stone mullioned and barred window, both with timber lintels above and overlooking the central castle garden and the Norman Keep. To the rear there is a multi pane casement window and a multi pane stone mullioned window, both with timber lintels above and overlooking the moat and the castle grounds approach. There are exposed beams to the ceiling, two wall light points, a TV point and radiator. An internal lockable door leads to Wordsworth Cottage.



The kitchen area is fitted with a range of cream fronted Shaker style wall and base units with a wood effect work surface incorporating a stainless steel single drainer sink with mixer tap. The kitchen is equipped with a built in gas hob with cooker hood above, a built in electric oven and space for an under surface fridge.

A spiral staircase leads to;



First Floor - Landing

Having a multi pane sash window to the front, a ceiling trap to the roof space above and a radiator. Oak doors lead off.

Bedroom One 12'5 x 10'1 (3.78m x 3.07m)

Having a multi pane sash window to the rear overlooking the moat and the castle grounds approach. There is a TV point for a wall mounted TV, a radiator and a recess with hanging space.



Bedroom Two 9'7 x 10'1 (2.92m x 3.07m)

Having a multi pane sash window to the rear overlooking the moat and the castle grounds approach. There is a TV point for a wall mounted TV and a radiator.



Bathroom 7'7 x 7' (2.31m x 2.13m)

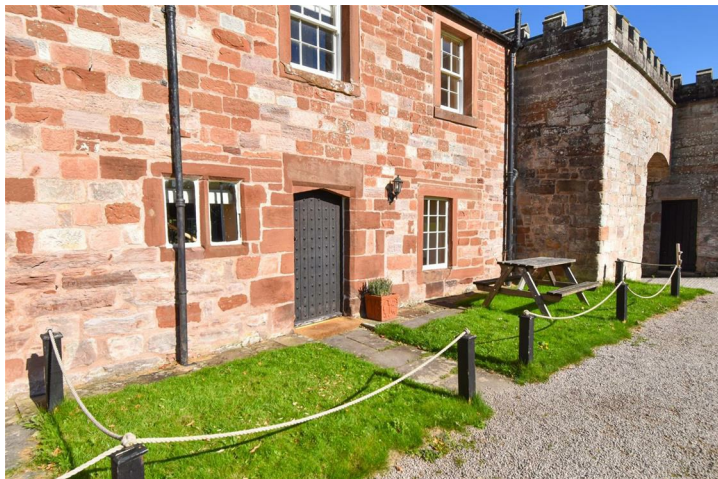
Fitted with a white toilet, wash basin and shower bath with waterproof boarding to two sides, a mains shower over and a curved clear screen. There is a multi pane sash window to the front, recessed downlights, a chrome heated towel rail and a shaver socket/light.



Outside

There are outside lights to the front and rear

There will be the right to park a car in the Castle visitor car park



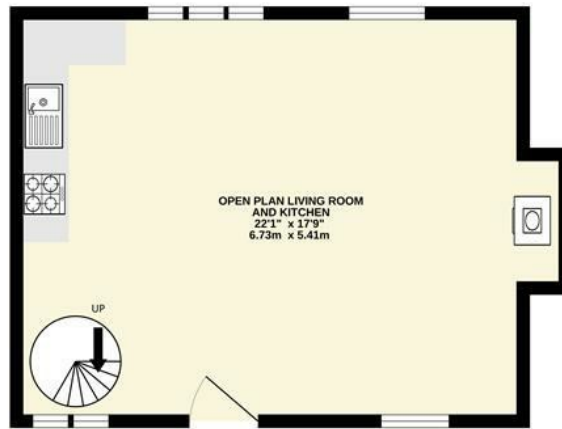
Referral Fee

WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :

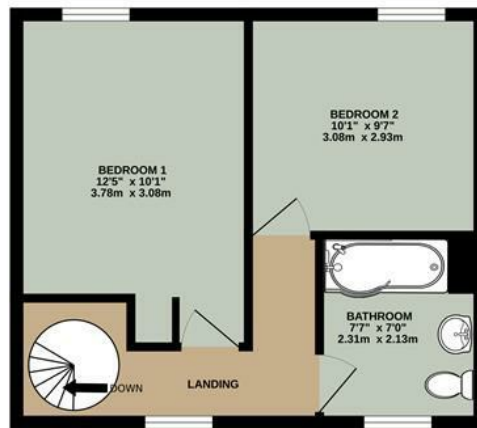
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2024

Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

Registered in England and Wales No. 3210913
Registered Office: 9 + 10 Angel Lane, Penrith

