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Wordsworth Cottage, Appleby Castle Boroughgate, Appleby-In-Westmorland, CA16 6XH



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

Asking price £420,000

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 and looking directly at the historic Norman keep, Wordsworth Cottage provides the perfect retreat from exploring the beautiful Eden Valley. With around 87 sq m (940 sq ft) of floor space comprising: Open plan Living Room and Kitchen, a Cloakroom, 2 Double Bedrooms and a Bathroom, Wordsworth 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 at the base of the keep.

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

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;

Living Room 17'8 x 16'3 (5.38m x 4.95m)

A wood burning cast iron stove is set in a simple inglenook with a stone hearth and two multi pane sash windows, with timber lintels over face to the front overlooking the Norman Keep and central garden and a multi pane mullioned window, with timber lintel over faces to the rear overlooking the moat and the castle approach grounds. There are, exposed timbers and beams to the ceiling, two wall light points, a TV point and a double radiator. To one corner is a recessed shelved cupboard. There is an internal lockable door Coleridge Cottage next door and the stairs rise to the first floor.



Dining Kitchen 8,7 x 10' (2.44m,2.13m x 3.05m)

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, plumbing for a washing machine and space for an under surface fridge. There are recessed downlights to the ceiling, a multi pane mullioned window, with timber lintel over faces to the rear overlooking the moat and the castle approach grounds and an oak panel, stable door leading out to the moat path to the rear.



Cloakroom 4'2 x 8' (1.27m x 2.44m)

Fitted with a white toilet and wash basin. A multi panel sash window, with timber lintel over faces to the front and there is a single radiator and extractor fan.

**First Floor - Landing**

A multi pane sash window, with timber lintel over faces to the front and the ceiling is open to the apex with exposed timbers and beam. A large airing cupboard houses the condensing gas boiler which provides the hot water and central heating. There is a radiator and oak door off.

**Bedrom One 8'7 x 13'8 (2.62m x 4.17m)**

Having a multi pane sash windows, with timber lintels over face to the front overlooking the Norman Keep and central garden, a TV point for a wall mounted TV, two wall light points and a radiator. The ceiling is open to the apex with exposed timbers and beam.



Bedroom Two 8'7 x 13'8 (2.62m x 4.17m)

Having a multi pane sash windows, with timber lintels over face to the rear overlooking the moat and the castle approach grounds , a TV point for a wall mounted TV, two wall light points and a radiator. The ceiling is open to the apex with exposed timbers and beam.



Bathroom 8'7 x 7'9 (2.62m x 2.36m)

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 are 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



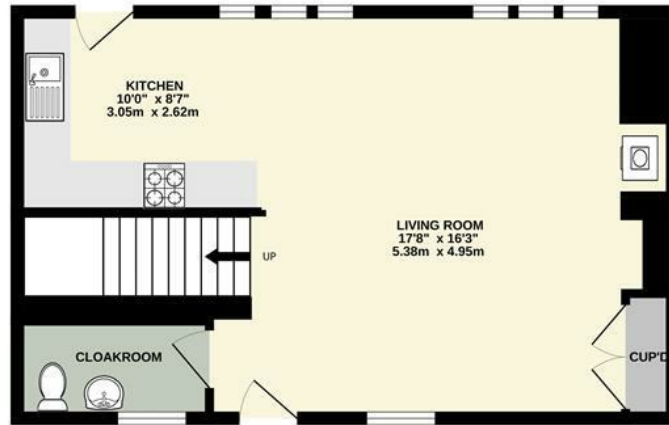
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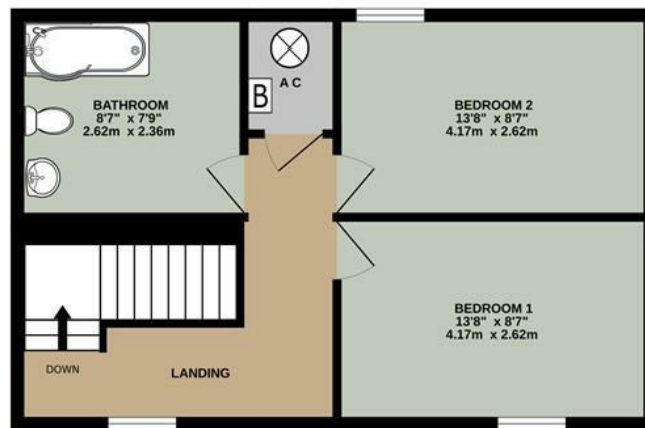
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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.
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