

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Crosskeys Cottage, 51 Boroughgate, Appleby-In-Westmorland, Cumbria, CA16 6XG



- **Exquisite and Handsome Double Fronted Georgian House, Grade II Listed**
- **Well Positioned Close to Appleby Town Centre**
- **Living Room, Dining Room + Farmhouse Kitchen with Larder + Cloakroom**
- **3 Double Bedrooms + First Floor Bathroom with Separate Shower**
- **Several Original Georgian Fireplaces and Built in Cupboards**
- **Gas Fired Central Heating via a Rayburn Range**
- **Securely Enclosed Garden to the Rear**
- **Tenure - Freehold. Council Tax Band - D. EPC - F**

Price £400,000

51 Boroughgate is set to the top of the hill on the beautiful tree lined thoroughfare, just by the monument and close to the entrance for Appleby Castle. Known as Cross Keys Cottage and believed to date from the 1760s, this gorgeous home offers over 1500 sq ft of living space as well as a cellar and has many original features, making this a home of great distinction. The accommodation comprises: Entrance Hall, Living Room, Dining Room, Farmhouse type Kitchen, Cloakroom, 3 Double Bedrooms and a Bathroom, There is a delightful Enclosed Rear Garden offering a perfect haven.

The house is rich in Georgian character, with several original fireplaces and also benefits from Gas Central Heating via a Rayburn Range in the kitchen. Opportunities to enjoy a wonderful family home in this enchanting location are rare.

Location

From the centre of Appleby, drive up the hill on Boroughgate, Number 51 is on the left, just prior to the monument.

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 with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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.

Services

Mains water, drainage, gas and electricity are connected to the property. Heating is from a gas fired Rayburn range cooker in the kitchen

Tenure Freehold

The property is freehold and the council tax is band D

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

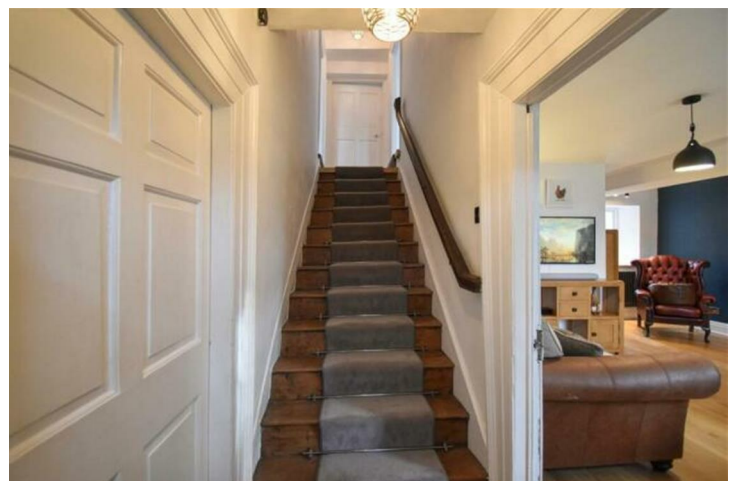
ACCOMMODATION

Entrance

Through a broad panelled door to the;

Hall

A wide staircase leads to the first floor with an original hardwood handrail. Broad six panel doors lead to the dining room and;



Living Room 12'6 x 14'5 + 4'9 x 7'1

A cast iron fireplace is set in a Victorian marble surround with a slate hearth and to one side of the fireplace is a floor cupboard with timber shelves above. A sash window faces to the front with shutters and a window seat. There are two modern column radiators and a TV aerial point. The flooring is oak laminate.



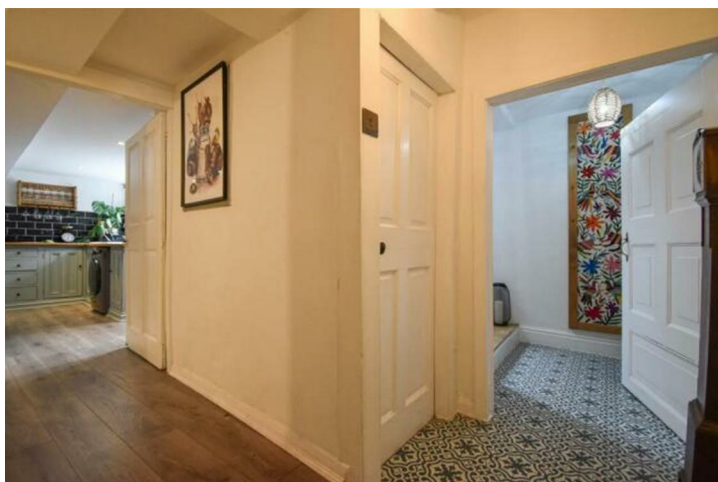
Sitting Room 17'5 x 9'9 (5.31m x 2.97m)

A sash window faces to the front with window seat and the original shutters. The floorboards are exposed and there is a modern column radiator and a door to the;



Inner Lobby

Doors give access to the under-stairs store, the cellar, the cloakroom, the larder and a door opens to the:



Farmhouse Kitchen 14'2 x 15'8

Fitted to three sides with painted pine base units which have a solid pine work surface incorporating a ceramic sink, mixer tap and tiled splash-back. A gas fired Rayburn range also supplies the hot water and central heating. There is a space for a dual fuel range type cooker, housing for a fridge and plumbing for a washing machine. The ceiling has recessed down lights and a double glazed window and door face the side.



Larder

Having shelves to one side, light and power point and space for an upright fridge freezer.

Cloakroom 5'5 x 5'7

Fitted with a white toilet and wash basin on a chrome stand. The walls are part tiled, there is an antique style radiator/heated towel rail and a double glazed Velux roof light.



Cellar 16'7 x 15'4

With limited headroom.

First Floor - Landing

With painted panel doors off.

Bedroom One 18'1 x 15'5

This large room has sash windows to two sides, one giving a view over the roof tops of Appleby to the Pennines. A Georgian "ducks nest" fireplace is set in a painted stone surround with a recess to one side and there is a further recessed shelved cupboard. The floorboards are exposed, there are two modern column radiators and a TV aerial point. There is ample room to create an en-suite.



Bedroom Two 17'3 x 9'8

Two sash windows face to the front and a Georgian "duck's nest" fireplace is set in a painted surround. There is a modern column radiator. A small door gives access to the stairs leading up to the attic.



Bedroom Three 10'7 x 13'6

A sash window faces to the front. An ornate Georgian "duck's nest" fireplace is set in a painted stone surround with a recessed wardrobe to one side and there is a modern column radiator.

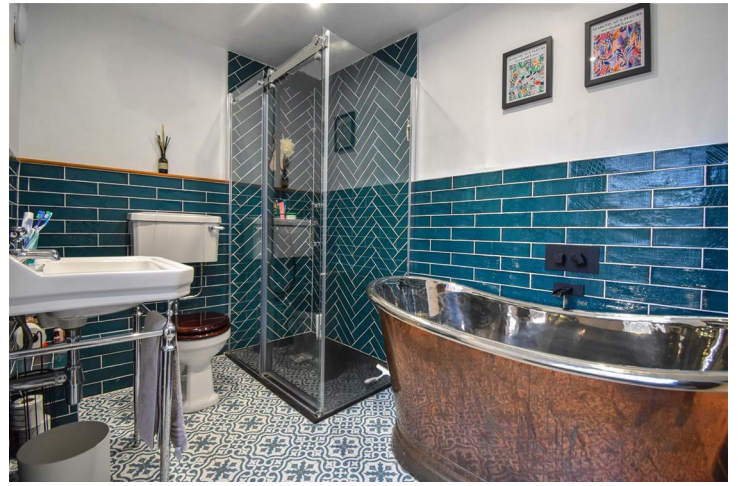


Attic

There is a small boarded out store area and access each side to the insulated roof space.

Bathroom

Fitted with a chrome and copper freestanding bath with waterfall taps. There is traditional style toilet and wash basin with chrome legs and a large shower enclosure, tiled to two sides with a two head mains fed shower. The flooring is tiled, the ceiling has recessed downlights and there is an extractor fan and a modern column radiator. A sash window to the rear looks onto the garden.



Outside

The house fronts onto the tree lined road that runs from the bottom of the hill to the entrance for Appleby Castle. There are deep grassed borders, cared for by the town council and across the front of the house are well planted flower beds.

To the rear is a securely enclosed garden area, mainly to a large flower and shrub bed with a large wooden gazebo. A gate to the far end of the garden allows pedestrian access and there is a small stone outhouse.



Referral Fees

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 :

Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

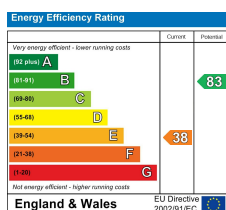


1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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 ©2023



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

