

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Hawthorn Lodge, Long Marton, Appleby-In-Westmorland, CA16 6BT



- **Now For Sale By Public Auction Wednesday 10th December 2025 12 Noon**
- **Contact Auction House Cumbria for any enquiries/viewing requests 01228 510552**
- **Compact Detached Cottage in the Eden Valley, 3 Miles From Appleby**
- **Situated on the Edge of the Village with Excellent Views**
- **Living Room, Dining Room + Kitchen**
- **2 Bedrooms + First Floor Bathroom**
- **In Need Of General Updating and Improvement**
- **Manageable Garden + Off Road Parking Space**
- **uPVC Double Glazing, Electric Heating + Open Fireplace**
- **Tenure - Freehold. Council Tax Band - A. EPC - Rate G**

Guide price £98,000

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<https://www.auctionhouse.co.uk/cumbria>. Please contact Auction House Cumbria for any enquiries/viewing requests 01228 510552

On the edge of the Eden Valley village of Long Marton, just over 3 miles from Appleby in Westmorland and surrounded by beautiful open countryside, Hawthorn Lodge is a compact detached cottage, in need of general updating. The accommodation comprises, Living Room, Dining Room Kitchen, 2 Bedrooms and a Bathroom. Outside there is an Off Road Parking Space and a Garden which enjoys the fabulous open views.

Location

Long Marton is approximately 3 1/3 miles to the North West of Appleby and 11.5 miles to the centre of Penrith.

From the centre of Appleby, head up Battlebarrow, go beneath the A66 and continue for 1.3 miles from the centre of Appleby. Then turn left, signposted to Long Marton. Drive into the village and turn left into The Croft. Where the road bears right, take the middle lane, Hawthorn Lodge is the second on the left.

Amenities

In the village of Long Marton there is an infant/junior school, a church and a newly refurbished village pub. The village has an active village community based on the village institute

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 2,500 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School and rail station on the Settle to Carlisle railway line. Leisure facilities include a Swimming Pool, an 18-hole golf course and Bowling Green.

A larger shopping centre is Penrith 11 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.

Services

Mains water, drainage and electricity are connected to the property. Heating is ????????

Tenure Freehold

The property is freehold and the council tax is band A.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

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

ACCOMMODATION

Entrance

Through a part uPVC double glazed door and side window to;

Kitchen 10'8 x 8'11 (3.25m x 2.72m)

Fitted with cream shaker style units and a wood effect worksurface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashback. There is an electric cooker point and space for a fridge. There is a panel wall heater and glass doors to the sitting room and;



Dining Room 11'11 x 6'9 (3.63m x 2.06m)

Having a panel wall heater and uPVC double glazed windows to two sides looking out across the neighbouring garden to the surrounding countryside.



Living Room 10'9 x 10'1 (3.28m x 3.07m)

An open fire is set in a sandstone hearth and surround. The walls are part panelled, there is a panel wall heater, two wall light points and a wall cupboard housing the fuse box and the electric meter. There are uPVC double glazed windows to the front and rear and stairs lead to the;



First Floor-Landing

A uPVC double glazed window gives natural light, there is a panel wall heater and the ceiling trap to the roof space. Pine panel doors lead off.

Bedroom One 10'8 x 10 (3.25m x 3.05m)

Having a wash basin with hot and cold water, a panel wall heater and a uPVC double glazed window with an outlook across the neighbouring garden to the surrounding countryside.

**Bedroom Two 11'10 x 6'10 (3.61m x 2.08m)**

Having a panel wall heater and uPVC double glazed windows to two sides with an open view to the surrounding countryside.

**Bathroom 4'7 x 9'6 (1.40m x 2.90m)**

Fitted with a coloured three-piece suite, there is an electric fan heater and towel rail and a built-in cupboard houses an electric pressurised hot water tank. A uPVC double glazed window to the front looks out across the neighbouring garden to the countryside.



Outside

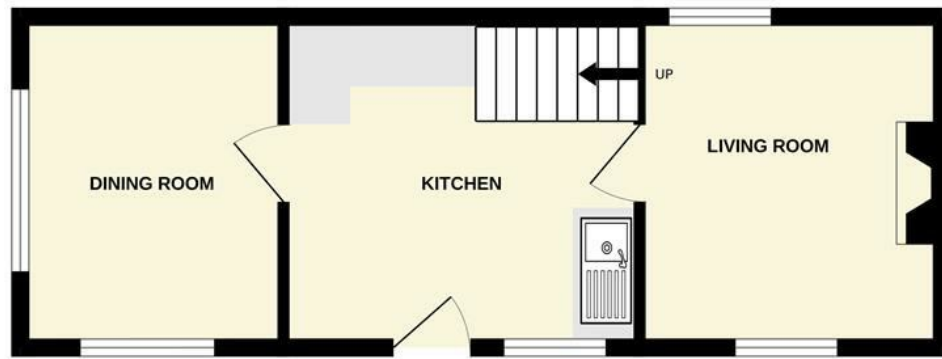
Vehicle and the pedestrian gates open to a driveway giving off-road parking.



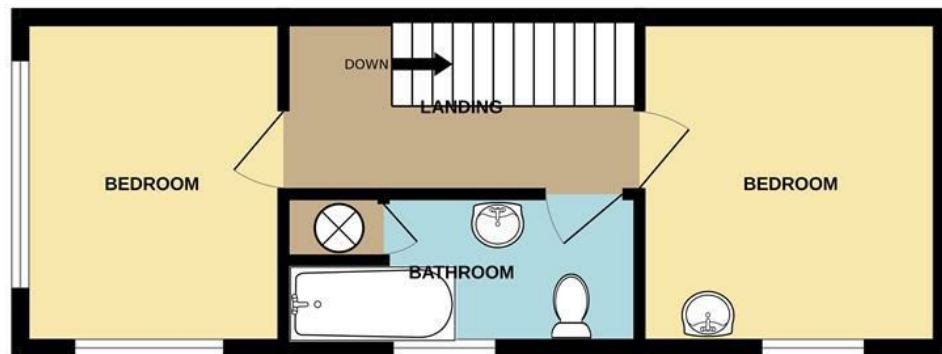
The garden is mainly laid to gravel with raised beds



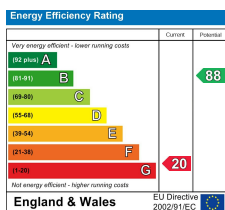
GROUND FLOOR



1ST FLOOR



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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

