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Residential  
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Letting Agents

## **2 Townhead Cottages, Hilton, Appleby-In-Westmorland, CA16 6LU**



- **Much Extended Semi Detached Family Home**
- **Delightful Position in a Lively Fellside Community**
- **Spacious, Stylish, Comfortable and Flexible Accommodation Approx. 1,600 Sq Ft**
- **Living Room, Conservatory, Sitting Room, Dining Kitchen + Utility Room**
- **3 Double Bedrooms with Built in Wardrobes, 2 En-Suite Shower Rooms + House Bathroom**
- **Parking for Several Vehicles Including a Motorhome/Caravan + Double Garage**
- **Double Glazing, Oil Central Heating, Log Burning Stoves + Solar Panels**
- **Tenure - Freehold. Council Tax Band - C. EPC - C**

**Asking price £400,000**

Tucked away at the head of this village, just 4 miles from the centre of Appleby and surrounded by open countryside, 2 Townhead Cottages has been significantly extended and updated by the current owners over the last 12 years to create a wonderful family home of distinction and quality. The adaptable and spacious accommodation comprises; Entrance Hall, Sitting Room, Living Room, Conservatory, Dining Kitchen, Utility Room, Landing, 3 Double Bedrooms, 2 En-Suite Shower Rooms and a House Bathroom. Outside there is ample parking for several vehicle, include a motorhome or caravan and there is a delightful garden to the side and rear. This comfortable home also benefits from; uPVC Double Glazing, Oil Central Heating via a condensing boiler coupled with a pressurised hot water tank, Multi Fuel Stoves in the reception rooms and Solar Panels to reduce the electricity costs.

### **Location**

From the centre of Appleby, head South East on Bongate, the B6542 for approximately half a mile, past The Royal Oak and turn left into Cross Croft, which is signposted to Hilton. Continue along this road for just over 3 miles and turn right, over the bridge, into the village of Hilton, turn left and drive to the top of the rise. At the top of the hill turn, park on the roadside and walk along an un-surfaced lane on the right. The first property on the right is The Haven, go through the gate, across the forecourt and through the next gate to 2 Townhead Cottages.

The what3words position is; adopts.dumpling.cakewalk.

### **Amenities**

Set at the base of the Pennines and just 4 miles from Appleby in Westmorland, Hilton is a lively community surrounded by beautiful open countryside and with easy access to the fells

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, two fitness gyms and badminton courts. A larger shopping centre is Penrith a further 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.

### **Services**

Mains water and electricity are connected to the property. Heating is by fuel oil. Drainage is to a private septic tank. Solar Panels supplement the electricity

### **Tenure Freehold**

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

### **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 double glazed composite security door to the;

### Hallway 12'3 x 7' (3.73m x 2.13m)

Stairs lead to the first floor with painted handrail and spindles. The flooring is oak and there is a double radiator, an open doorway to the inner hall and a multipane glazed oak door to the;



### Sitting Room 12'3 x 16'8 (3.73m x 5.08m)

Having bespoke built in oak bookcases to two sides and oak flooring. A multi fuel stove is set into the fireplace with a stone surround, an oak mantle and side shelves. There is a double radiator, a TV Aerial point, a satellite lead and a telecoms point. A uPVC double glazed window to the front looks onto the beautiful neighbouring orchard and a multipane glazed oak door opens to the;



### **Kitchen 10'6 x 16'8 (3.20m x 5.08m)**

Fitted with a range of modern duck egg blue fronted units and a oak block worksurface incorporating a composite single drainer sink with a mixer tap and a tiled splashback. There is a built-in Bosch electric double oven and a Neff five ring LPG hob with a Bosch extractor hood, an integrated fridge freezer and dishwasher. The units include a pull-out larder cupboard and carousels shelves. The ceiling has recessed downlights, the floor is wood effect laminate and there is a double radiator. Two uPVC double glazed windows to the rear look onto the back garden and a further multi pane oak glazed door opens to the;



### **Inner Hall**

With oak flooring, access to the understairs store and multi pane glazed oak doors to the utility room and the;

### **Living Room 18'1 x 11'2 (5.51m x 3.40m)**

To one end is a contemporary woodburning stove set on a slate tiled hearth. The flooring is oak and there are green oak beams to the ceiling. There is a double radiator, two wall light points, a TV aerial point and the telecoms point. To one side is a uPVC double glaze window looking onto the garden and a broad opening leads to the;



### **Conservatory 9'3 x 9'10 (2.82m x 3.00m)**

Being a PVC double glazed frame set on a low wall and having a glazed roof. The flooring is oak, the windowsills are Indian sandstone and double doors open to the forecourt. The conservatory enjoys a southerly aspect and a lovely open outlook onto the neighbouring orchard.



### **Utility Room 6'6 x 6'7 (1.98m x 2.01m)**

To one side is a worksurface with cupboard above and having plumbing below for a washing machine and space for a tumble dryer. A wall mounted Grant oil fired condensing boiler provides the hot water and central heating and there is a wall mounted MCB consumer unit. The floor is tiled and a composite double glazed security door opens to the rear garden.

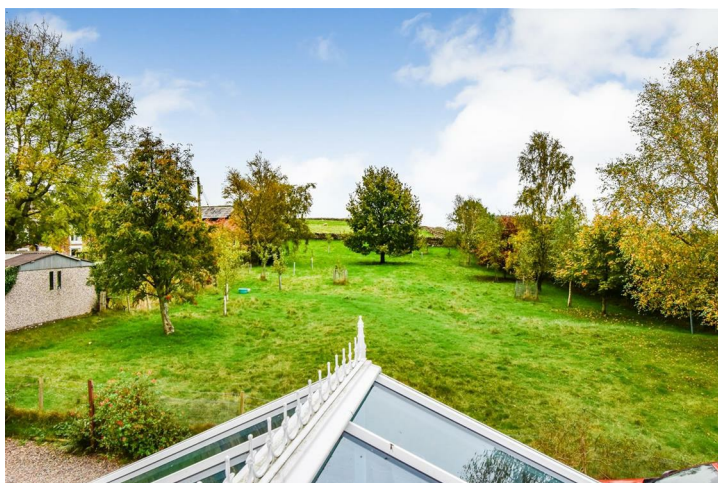
## Landing

There is a built-in airing cupboard which houses the pressurised hot water tank and there is a ceiling trap giving access to the roof space. The flooring is oak and oak panelled doors lead off.



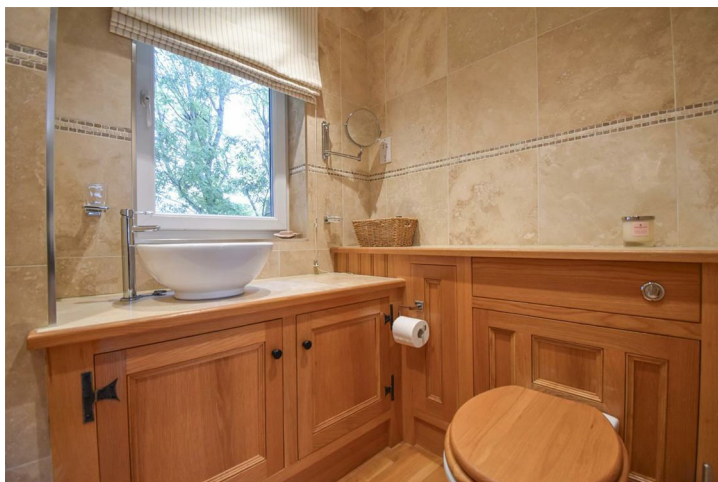
## Bedroom One 12'3 x 11' (3.73m x 3.35m)

Built-in oak wardrobes give hanging and shelf space. The flooring is oak and there are recessed ceiling downlights and a single radiator. A second ceiling trap gives access to the second roof space. A uPVC double glazed window to the front looks out over the neighbouring orchard the surrounding countryside beyond. An oak panel door opens to the ;



### **En-Suite 5' x 10'11 (1.52m x 3.33m)**

A contemporary wash basin and toilet with concealed cistern are set in a bespoke oak cabinet and there is a large low-step shower enclosure with a mains fed two head shower over. The walls are fully tiled with travertine, the flooring is oak and the ceiling has recessed downlights. There is a chrome ladder type dual fuel heated towel rail, a shaver of socket, an extractor fan and a uPVC double window to the rear.



### **Bedroom Two 11'5 x 11'2 (3.48m x 3.40m)**

A recessed wardrobe with oak doors gives hanging and shelf space. The flooring is oak and there is a double radiator and a uPVC double glazed window to the rear looking over the neighbouring orchard. An oak panelled door opens to the;



### **En-Suite 8'1 x 10'7 (2.46m x 3.23m)**

Fitted with a contemporary wash basin set on a bespoke oak cabinet, a toilet with concealed cistern set in an oak cabinet and a large low step shower enclosure with a mains fed shower over. The walls are fully tiled with travertine, the flooring is oak and the ceiling has recessed downlights. There is a chrome ladder type dual fuel heated towel rail, shaver of socket and extractor fan and a uPVC double window to the rear. To one corner is an oak built in wardrobe.



### **Bedroom Three 11'4 x 14'4 (3.45m x 4.37m)**

Having a recessed wardrobe with oak doors providing hanging and shelf space. The flooring is oak, there is a double radiator and two uPVC double glazed windows to the rear.



### **House Bathroom 7' x 7'1 (2.13m x 2.16m)**

Fitted with a contemporary wash basin set on a stand with cabinet below, a toilet with concealed cistern and a panelled bath with an electric shower over and tiles around. The flooring is oak and the ceiling has recessed down lights. There is a double radiator, an extractor fan and a uPVC double glazed window to the rear.



## Outside

Access to 2 Townhead Cottage is across the front of The Haven with a wooden gate opening to a large pebble forecourt allowing off-road parking for several vehicles and access to the;

Detached Double Garage 5.99m x 5.49m 19'8 x 18'

Having two up and over vehicle doors, lights, power points and a uPVC double glazed pedestrian door to the side.

Immediately to the front of the house is a block paved patio area with a southerly aspect looking onto the neighbouring orchard.



To the side of the property the garden is laid to grass with a large raised vegetable bed, a greenhouse and there are shrub and flower borders.



Across the rear of the house the garden is laid to lawn with shrub and flower beds and borders, a log store, a garden shed and a bin store.



GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.

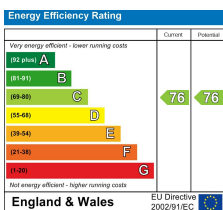


1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 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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