

**WILKES
GREEN
HILL**

Residential
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Former Meeting Hall, Garth Heads Road, Appleby, Cumbria, CA16 6UD



- **19th Century Sandstone Built Former Meeting Hall**
- **Close to the Centre of an Historic Cumbrian Market Town**
- **Excellent Potential to Create a Spacious 2/3 Bedroom Home with Approximately 1,800 Sq Ft**
- **Wide Range of Uses Subject to Planning Permission**
- **Gas Central Heating via a Condensing Boiler**
- **Tenure: Freehold**

Price £175,000

Close to the centre of this wonderful and historic Cumbrian market town in the heart of the Eden Valley, this is an excellent opportunity to buy a handsome and spacious former meeting hall with potential to create a spacious and interesting 2/3 Bedroom home with approximately 1,800 sq ft of floor space. The building is in generally good condition, however, will need re-designing to take full advantage of the space.

The property does benefit from Gas Central Heating from a Worcester Condensing Boiler.

Location

From the centre of Appleby, head south on B6542 turn left into Drawbriggs Mount and left again to Garths Head Road. The property is on the left.

(What3words: glaze.science.printout)

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.

Tenure

The property is freehold, originally built Circa 1872

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Entrance

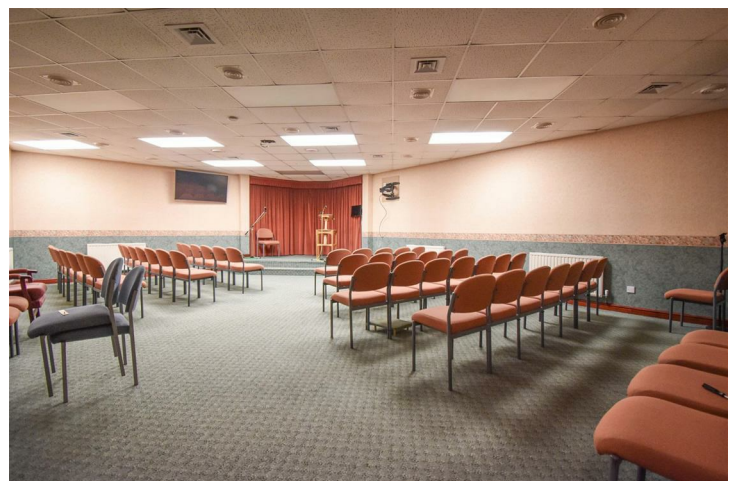
From Garths Head Road is on the upper level through an open porch with double wooden doors to the

Hall

Having a panel wall heater, stairs to the lower level and a door to the WC, Double doors to the

Meeting Room 22'11 x 31'4 (6.99m x 9.55m)

Having five radiators, a recess off and a suspended ceiling. There are no windows.



WC

Fitted with a toilet and wash basin.

Lower Level

Hall

Having two radiators and access to an under stair store.

Kitchen 5'6 x 12'4 (1.68m x 3.76m)

Having a worksurface to one side with a stainless steel single drainer sink. There is a single radiator and window.

Office 10'2 x 7'3 (3.10m x 2.21m)

Having a single radiator and window

Meeting Room 10'2 x 18'11 (3.10m x 5.77m)

With two windows, a radiator and a door to the



Porch

A fire door opens to the Bongate side of the property, with steps down to the road.

Wash Room 10'2 x 8'6 (3.10m x 2.59m)

Fitted with a worksurface to one side with a basin and cupboard below. There is a single radiator, a recessed cupboard housing the electric meter and MCB consumer unit. A further cupboard houses the Worcester gas fired condensing combi boiler providing the hot water and central heating.



Men's Toilets 7'8 x 13'2 (2.34m x 4.01m)

Fitted with two wash basins in a work surface, two urinals and a toilet cubicle. There is a double radiator and extractor fan.



Women's Toilets 7'8 x 12'2 (2.34m x 3.71m)

Fitted with two wash basins in a work surface, two toilet cubicles, a double radiator and extractor fan.



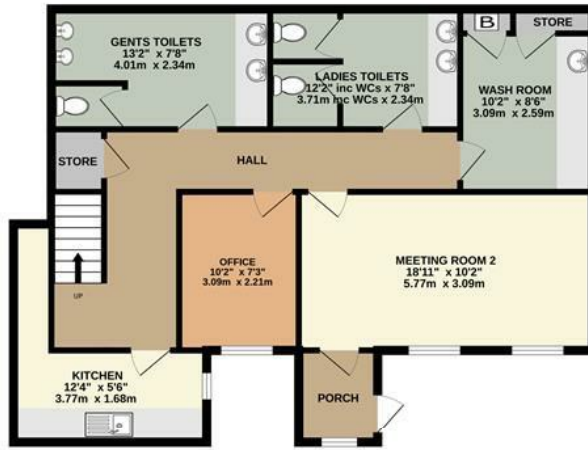
Outside

A stepped path with raised beds to each side leads down from Garth Heads Road to the main entrance,

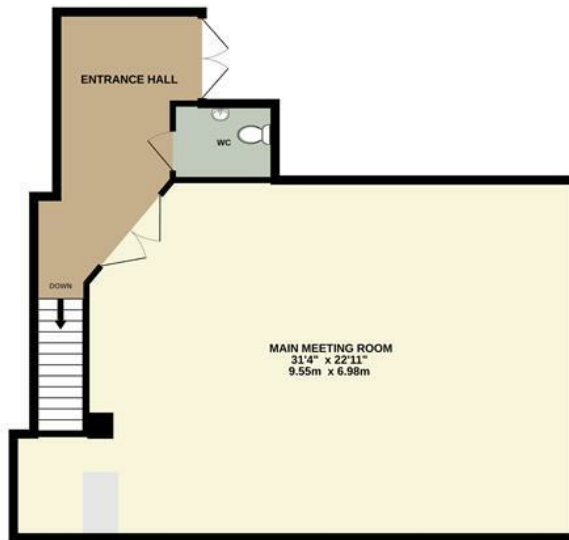
There is a landscaped area with a variety of shrubs.



LOWER FLOOR
881 sq.ft. (81.8 sq.m.) approx.



UPPER FLOOR
921 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 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.
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