



1 Castle Street, Hilton – CA16 6LX

Guide Price **£495,000**

PFK

1 Castle Street

Hilton, Appleby-In-Westmorland

Granary House – A Beautifully Renovated Period Home with Studio Workshop, Gardens & Paddock

Dating back to 1765, *Granary House* is a most charming **three-bedroom semi-detached residence**, steeped in history and character. As its name suggests, this delightful property once served as the local granary and joiner's workshop, and today, both the house and its impressive **studio barn** retain a wonderful sense of heritage, thoughtfully enhanced with modern comforts.

The property stands before its substantial former granary – now a **versatile workshop and studio** – a remarkable structure that remains true to its origins, with original upper-level access doors and the historic working lever once used to hoist barley and oats. Discreetly positioned to the rear of Granary House, the studio barn can be accessed directly from the home via a useful passageway and offers a multitude of potential uses, from creative workspace to hobby room or home office. To the rear, a **low-maintenance garden** provides a peaceful outlook where, historically, tracks once ran for the transport of grains.

Inside, Granary House is a property of **substance and charm**, offering well-proportioned accommodation filled with character features and tasteful modern updates.



1 Castle Street

Hilton, Appleby-In-Westmorland

The **entrance hall** welcomes you with a sense of warmth, giving access to the living and dining rooms, with stairs leading to the first floor. The **living room** enjoys a dual aspect, flooded with natural light, and features a **wood-burning stove** set beneath a solid timber lintel on a stone hearth — the perfect place to unwind. The **dining room**, with its exposed brick fireplace and stone surround, provides a wonderful space for entertaining or flexible use, with a door leading through to the rear hall and kitchen/dining room.

The **kitchen** has been sympathetically renovated, beautifully blending traditional charm with modern practicality. Former external features, such as a now-glazed doorway, have been cleverly retained, adding depth and character. A range of fitted base units with complementary worktops and upstands are paired with a stainless-steel sink positioned beneath a rear window, framing views across the **delightful patio garden**. Quality appliances include a free-standing **SMEG range cooker with induction hob**, with space for a fridge/freezer and integrated waste facilities. The **utility room** continues the sense of practicality with additional worktop space, plumbing for laundry appliances and dishwasher, and access to a **ground-floor WC**.



1 Castle Street

Hilton, Appleby-In-Westmorland

To the first floor, the **landing** divides to reveal three attractive bedrooms and a **newly fitted family bathroom**. All bedrooms enjoy **far-reaching countryside views**, filling each room with light and serenity.

The principal bedroom offers generous proportions, while the second is a spacious double with front aspect. The third, an L-shaped single, makes an ideal **home office** within the charming nook. The bathroom features a stylish three-piece suite with a bath and mains shower over, wash basin, WC, and heated towel rail, with a useful shelved storage cupboard.



1 Castle Street

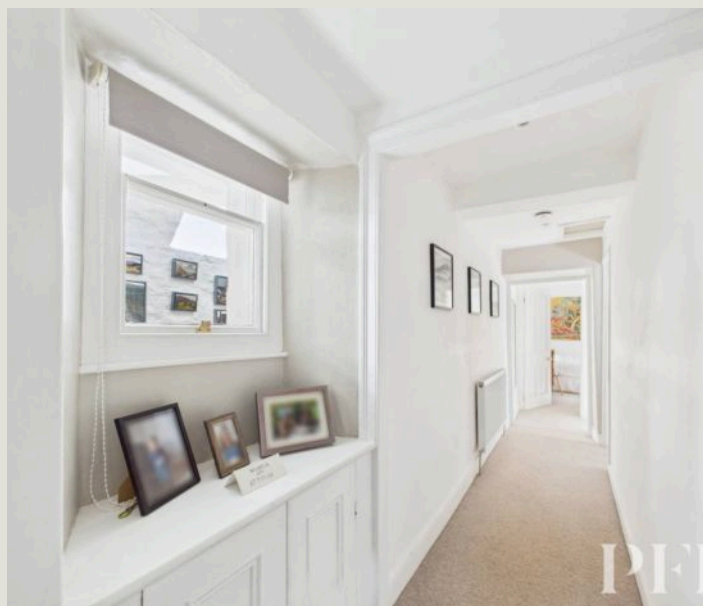
Hilton, Appleby-In-Westmorland

Externally, Granary House offers a truly idyllic lifestyle. The **patio garden** provides a peaceful space for outdoor relaxation, while the **enclosed front garden** has been lovingly planted with traditional roses, herbaceous borders, and perennial shrubs. A haven for wildlife, the garden regularly welcomes **red squirrels** and over **30 species of birds**, as recorded on the *Merlin* app.

Beyond the garden lies a **beautiful orchard** planted with a range of fruit trees, including six varieties of apple, two plum trees, and a cherry tree. Accompanied by vegetable and fruit beds, it offers a wonderful opportunity for self-sufficiency. The adjoining **paddock**, extending to approximately **one acre**, features young native trees such as elm, oak, birch, hawthorn, and hazel, and could easily accommodate hens, small livestock, or simply serve as a tranquil natural retreat. From the top of the paddock, a raised seating area would perfectly capture the **stunning fell views** that define this special location.

Completing the property are **two private parking spaces** and a **double garage**, ensuring practicality matches the home's timeless charm.

A truly exceptional and versatile **lifestyle property**, Granary House beautifully combines history, craftsmanship, and comfort — offering the chance to enjoy a peaceful rural existence in a home of genuine distinction.





1 Castle Street

Hilton, Appleby-In-Westmorland

Hilton is a peaceful, rural village situated in the North Pennines Area of Outstanding Natural Beauty, surrounded by fells, open countryside, and an excellent network of public footpaths and bridleways for outdoor activities. For additional leisure activities, Appleby Golf Club and Appleby Manor Hotel and Spa are within a short drive away. The market town of Appleby, only three miles from Hilton, offers excellent amenities including a station for the Settle to Carlisle railway station which provides direct travel to Leeds and Carlisle.

- Substantial 3 bed semi-detached home
- Demonstrating charm and traditional character
- Beautiful kitchen, modern yet sympathetic
- Former granary now a fabulous workshop/studio
- Most attractive cottage gardens and orchard
- Adjoining paddock approx. 1 acre
- Wonderful views of surrounding fells
- Large garage and parking
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - E



ACCOMMODATION

Entrance Hall

Living Room

10' 2" x 14' 11" (3.11m x 4.55m)

Dining Room

9' 8" x 15' 0" (2.95m x 4.57m)

Rear Hall

Kitchen / Dining

12' 1" x 14' 11" (3.68m x 4.55m)

Utility

8' 9" x 5' 9" (2.66m x 1.75m)

Downstairs WC

FIRST FLOOR

Landing

Family Bathroom

7' 1" x 6' 11" (2.17m x 2.11m)

Bedroom 1

10' 4" x 15' 1" (3.15m x 4.59m)

Bedroom 2

10' 2" x 11' 9" (3.10m x 3.58m)

Bedroom 3

9' 9" x 15' 1" (2.96m x 4.60m)



EXTERNAL

GRANARY STUDIO/WORKSHOP BARN

Ground Floor – Studio Workshop

22' 6" x 13' 1" (6.85m x 4.00m)

First Floor – Studio

22' 6" x 12' 11" (6.86m x 3.94m)

First Floor – Gallery Studio

25' 1" x 5' 7" (7.65m x 1.69m)

Garage

23' 0" x 16' 9" (7.02m x 5.11m)

Driveway – Parking for 2 vehicles.

Paddock, Orchard and Gardens



ADDITIONAL INFORMATION

Services

Mains connected water and electricity, with oil-fired central heating (combi boiler) and drainage to a septic tank. We have been advised that following a replacement soak away and pipeline a survey was completed which determined that the system is compliant to regulations – We would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Combination of double glazed and single glazed windows. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

What3Words - [///situation.splint.included](#) From Penrith travel along the A66 eastbound towards Appleby. Take the exit signposted Appleby then follow the road to the right and proceed for a distance along Roman Road, going under the road bridge and continuing until the junction where you go left towards Hilton / Murton. Hilton is signposted along this road, take the right and continue over the bridge and take a left. Proceed into the village and as you drive a long, there is a right turn along a short track. The property is a short distance ahead.

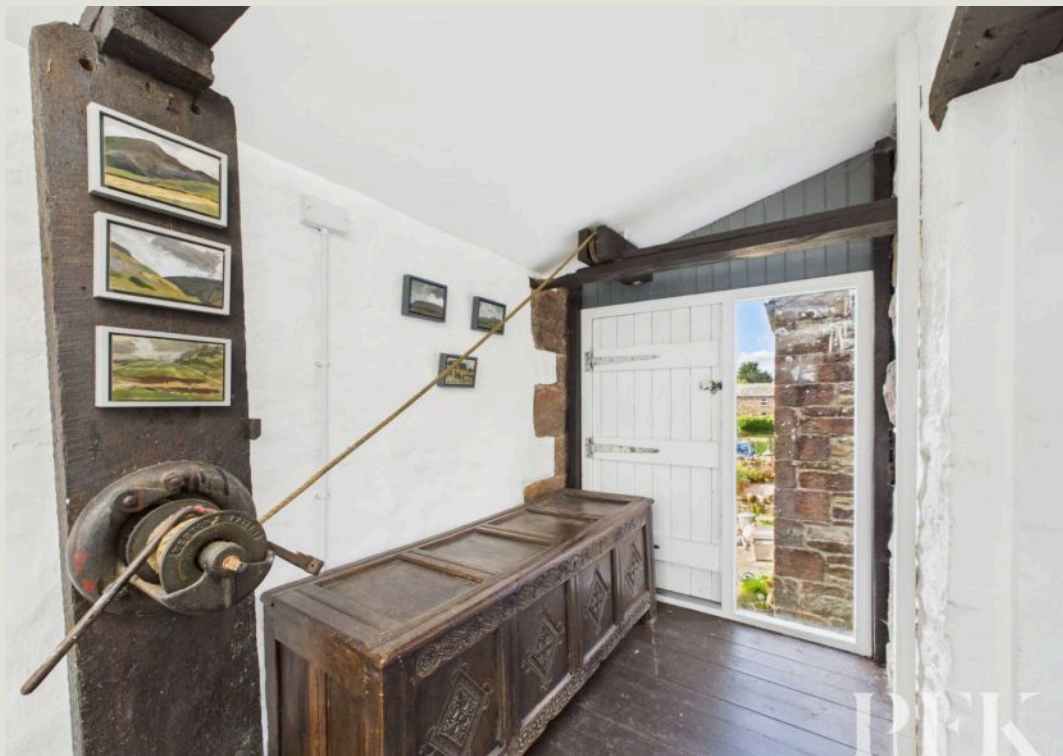
Referrals & Other Payments

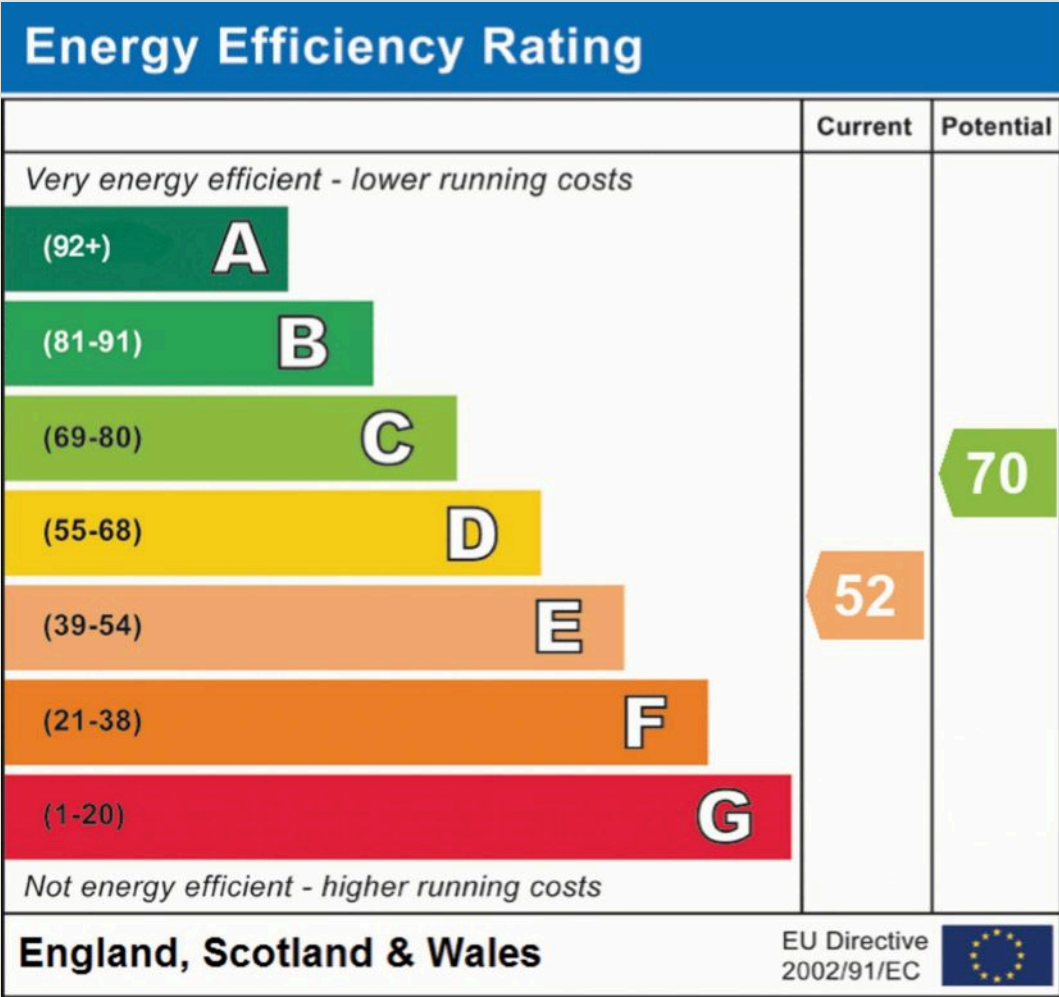
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.













PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

