



51 Boroughgate, Appleby-In-Westmorland – CA16 6XG

Guide Price £375,000

**PFK**

# 51 Boroughgate

Appleby-In-Westmorland

**Cross Keys Cottage – A Handsome Grade II Listed Georgian Home on Historic Boroughgate**

Nestled near the top of the beautiful tree-lined **Boroughgate** in the historic market town of **Appleby-in-Westmorland**, *Cross Keys Cottage* is a property of rare charm and character. Believed to date back to the **mid-1700s** and believed to once be home to the **Head Butler of Appleby Castle**, this **Grade II listed Georgian residence** has been **sympathetically renovated** to combine period grace with modern comfort.

Behind its elegant facade lies **deceptively spacious accommodation** rich in original detail, including **sash windows with working shutters**, **ornate fireplaces**, and **beautiful joinery**, all tastefully enhanced by contemporary updates that respect the home's heritage.

A welcoming **entrance hall** sets the tone, complete with a staircase featuring an attractive runner with metal fittings, and doors leading to both principal reception rooms. The **living room**, with its front aspect sash window and charming rear window nook, centers around a striking **Art Deco-style cast iron fireplace** within a **marble surround** and **slate hearth**, complemented by bespoke shelving and cabinetry.



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The **dining room**, currently used as a boot room, offers flexibility as an additional sitting area and enjoys sash windows with shutters. From here, a rear hallway leads to a **useful understairs cupboard**, **stylish WC**, **spacious cellar**, **pantry**, and the **kitchen/dining room**.

The **farmhouse-style kitchen** is a true highlight — perfectly marrying period character with modern functionality. Fitted with **pine work surfaces**, **ceramic sink**, **tiled splashbacks**, and **traditional base units**, it also features a **gas-fired Rayburn** and a **SMEG range cooker** (available by separate negotiation). Open shelving, a built-in cupboard, and ample space for dining furniture make this a wonderful heart of the home. The **pantry** is neatly fitted with shelving and houses the fridge freezer, while the **cellar** offers excellent storage and future potential.



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Upstairs, the accommodation continues to impress. The **split-level landing** provides access to three double bedrooms and a **luxurious family bathroom**.

The **principal bedroom**, positioned to the rear, is generously proportioned and full of character, with **dual-aspect windows** offering far-reaching views, **original Georgian fireplace**, **wooden floorboards**, and space for both seating and dressing areas. **Bedroom two** enjoys twin front-aspect sash windows, an **ornate fireplace**, and access to a **attic room**, ideal for storage. **Bedroom three**, also front-facing, includes a **built-in cupboard** and another charming **feature fireplace**.

The **family bathroom** exudes elegance, featuring a **four-piece suite** comprising a fully tiled shower cubicle, WC, basin, and a **freestanding copper and chrome slipper bath** — the perfect blend of heritage and luxury.

Externally, the **enclosed rear garden** is a tranquil and beautifully designed space, offering decorative stone steps, planted flower and shrub beds, and a large **wooden gazebo** positioned perfectly for outdoor dining or relaxation. A rear wall adorned with mature **wisteria** features a pedestrian gate leading to an **outhouse**, part of which belongs to the property. To the front, **deep-set grass verges** and **flower beds** frame the property and complete this picturesque setting on one of Appleby's most desirable streets.

With its **rich history**, **impeccable restoration**, and **prime position close to Appleby Castle**, *Cross Keys Cottage* offers a rare opportunity to own a piece of the town's heritage — a home of warmth, distinction, and timeless appeal.





## 51 Boroughgate

Appleby-In-Westmorland, Appleby-In-Westmorland

Appleby is an historic market town located just 14 miles south east of Penrith which lies on the London to Glasgow mainline. Appleby is situated just 10 miles east of the Lake District National Park and is at the foot of the Northern Pennines Area of Outstanding Natural Beauty and at the heart of the Eden Valley. It is serviced by the M6 via junction 38 at Tebay and the A66 bypasses the town and gives good access to the north and also to the south via the A1 at Scotch Corner. The town is served by a variety of small supermarkets, an assortment of independent shops, art galleries, boutique cafes, there is also an array of shops selling artisan fresh produce, a weekly market, schools which are rated good by Ofsted, numerous sports clubs and a railway station on the scenic Settle to Carlisle line.

- A most attractive Grade II listed home
- 3 Bedroomed traditional terraced property
- Deceptively generous proportions throughout
- Renovated throughout with charming features on display
- Well placed on the desirable Boroughgate area of Appleby
- Generous gardens to the rear and outhouse
- Conveniently located
- Tenure - Freehold
- EPC Rating - F
- Council Tax Band - D



## ACCOMMODATION

### Ground Floor

#### Entrance Hall

4' 4" x 5' 2" (1.31m x 1.58m)

#### Living Room

14' 7" x 12' 8" (4.45m x 3.85m)

#### Dining / Boot Room

9' 5" x 17' 4" (2.87m x 5.29m)

#### Rear Hall

#### Kitchen / Dining

16' 2" x 14' 2" (4.93m x 4.33m)

#### WC

5' 7" x 5' 5" (1.71m x 1.65m)

#### Cellar

16' 1" x 17' 0" (4.89m x 5.19m)

#### Pantry

### First Floor

#### Bathroom

9' 10" x 6' 3" (3.00m x 1.90m)

#### Bedroom 1

15' 11" x 18' 4" (4.86m x 5.58m)

#### Bedroom 2

9' 8" x 17' 6" (2.94m x 5.34m)

#### Bedroom 3

13' 9" x 10' 7" (4.19m x 3.22m)

## EXTERNAL

### Rear Garden and Street Parking



## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Central heating from the gas-fired Rayburn Range. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Directions

The property can be located by using What3Words - [///shadowing.date.hesitate](#) or via the Post Code CA16 6XG. A For Sale board has also been erected for identifying purposes.

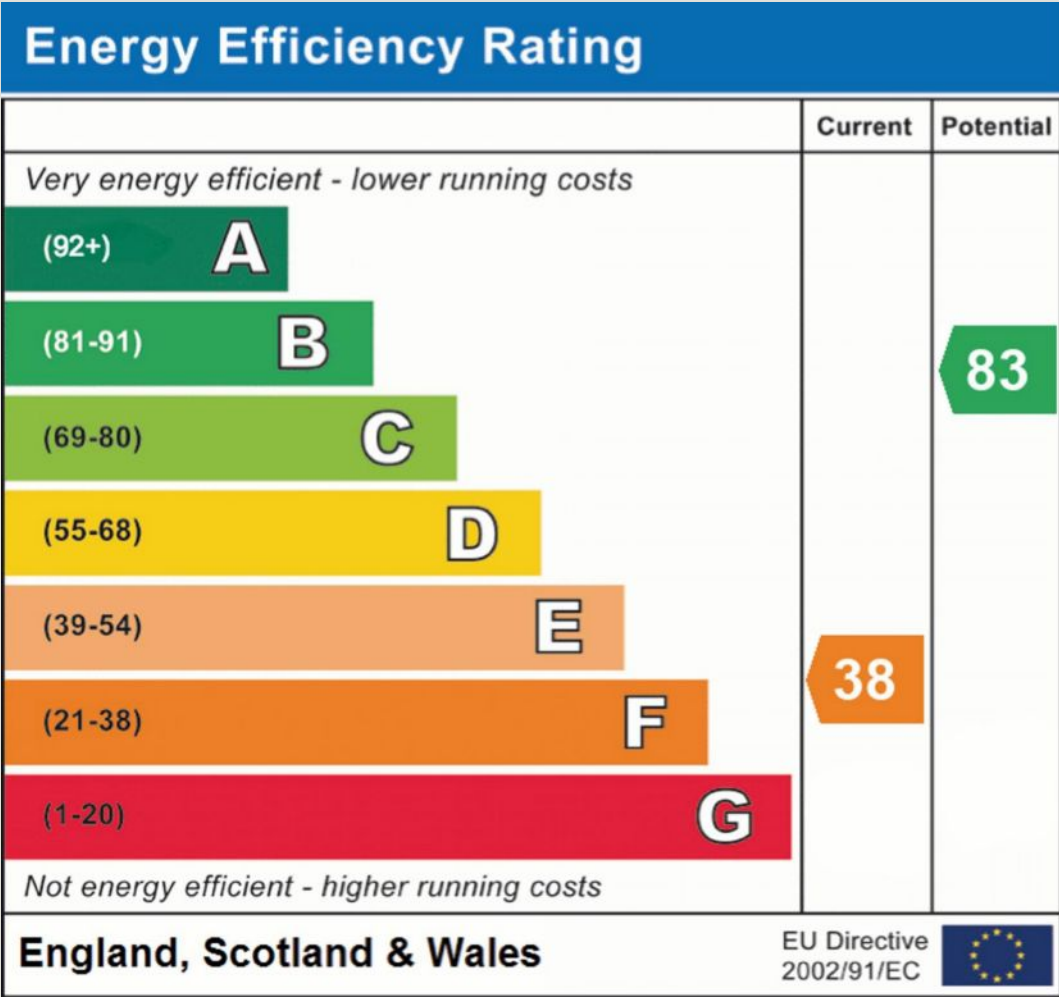
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Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned 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.











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