Fairfield House , Hilton, CA16 6LU

Guide price £350,000

4 1 3 D

Fairfield House

Hilton, CA16 6LU

- Incredible fell views
- Spacious room sizes
- No onward chain
- Easy access to both Appleby and Penrith
- Four bedrooms
- Garden and garage
- Attractive village location
- Recently refurbished

This charming converted barn, offers a perfect blend of character and modern amenities. With 4 bedrooms, a recently updated kitchen and bathroom, and a partially converted garage, this property provides ample space for family living or home working. Recent improvements include a new septic system, pressurised hot water system, and redecorated interiors. The house boasts beautiful views and is situated in a friendly village community with easy access to outdoor activities.

Guide price £350,000

Downstairs Hallway
This welcoming hallway is bright and leads directly to the living room on the left, kitchen diner on the right, downstairs WC and to the stairs up to the bedrooms and family bathroom.

Living Room 13'8" x 21'6" (4.19 x 6.57)
The living room spans the length of the property and boasts a cosy log burner that efficiently heats the house during colder months and has also been redeocrated in the last two years. It is light, spacious and has stunning views over the countryside.

Conservatory 10'6" x 9'9" (3.22 x 2.98)
This bright conservatory comes off the living room and allows access to the garden, it has been redecorated within the last year, offers a delightful additional living space.

Downstairs WC
Accessed from the main entrance hall is the cloakroom W.C.

Kitchen Dining 12'6" x 6'2" & 16'7" x 14'4" (3.83 x 1.9 & 5.06 x 4.37)
The kitchen/diner features modern appliances including a Hotpoint double oven, Bosch induction hob, and integrated Smeg dishwasher, wine cooler, and is complemented by recent redecoration. There is a generous amount of worktop space, and plenty of dining space which is ideal for entertaining.

Back Hallway
The back hallway is accessed from the kitchen diner, leads on to the utility and pantry and allows access to the garden.

Utility 7'2" x 6'4" (2.19 x 1.94)
A spacious utility room provides plenty of space for laundry appliances and additional storage and pantry space.

Upstairs Hallway
The upstairs hallway is spacious with views over the back garden.

Bedroom One 16'0" x 11'9" (4.88 x 3.59)
The house comprises four bedrooms, with the primary bedroom showcasing amazing views through large windows and ample space for a superking bed.

Bedroom Two 11'4" x 13'2" (3.46 x 4.03)
This recently redecorated bedroom is modern, bright and spacious and has views over the front of the property and the surrounding fells,

Bedroom Three 8'10" x 15'2" (2.70 x 4.63)
This recently redecorated bedroom is bright, spacious and is thoughtfully designed with stunning views over the surrounding countryside.

Bedroom Four 7'10" x 7'2" (2.41 x 2.19)
This recently redecorated bedroom is bright, spacious with views over the back garden and has also been utilised as a study and office space, ideal for working from home.

Bathroom 10'3" x 8'2" (3.14 x 2.51)
This is a newly updated bathroom, completed in 2024, it features fresh flooring, a new toilet, shower, and sink, along with a pressurised water system housed in the airing cupboard.

Outside
As well as the community green to the front of the property, the home benefits from a fantastic back garden, with patio space accessed directly from the conservatory, a lawn with plenty of room for play and outside dining and a partially converted garage and parking spaces behind.

Garage
The partially converted garage now includes working electrics, heating, and an ethernet line, making it suitable as a workshop or home office with potential for further development.

Additional Information
Above the home, a full-length attic spans the house, offering standing height and the possibility for future conversion into additional living space. There is a brand new septic system installed in 2023, shared with two neighbouring properties. At present this costs approximately £7.50 per month per property, full warranty and certificates for this are available. There is a common green to the front of the property and all neighbouring properties all share responsibility of cutting the grass. The communal space has always been well maintained and there is a great community spirit within the village. The current owners have had the electrics inspected and were completed by Atkinson Building Contractors, certificates are available. A pressurised hot water system was installed in 2024. Brand new front and back doors were installed in 2021. The roof has had an inspection and was repointed in the required areas along with guttering repaired.

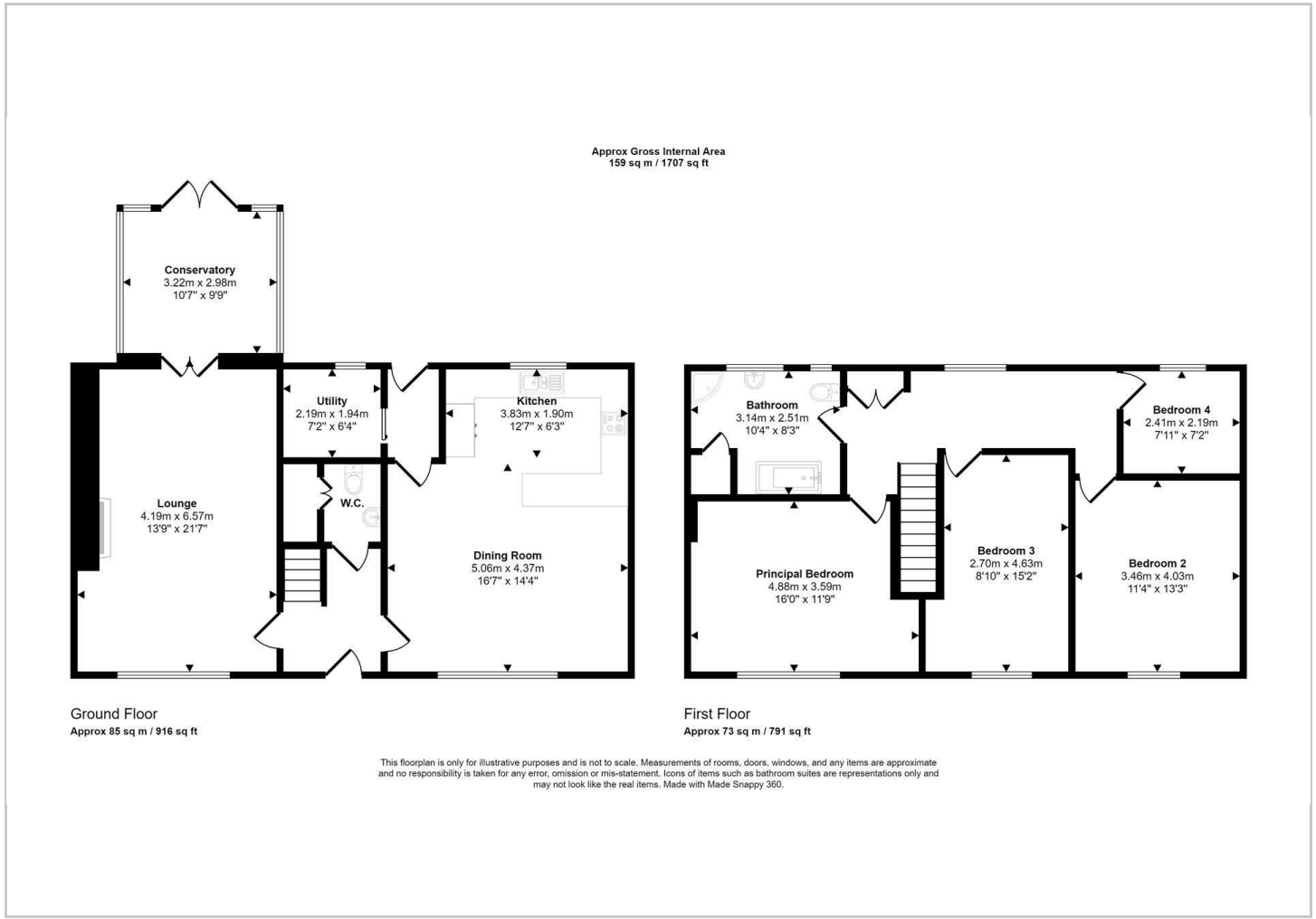
Please Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions

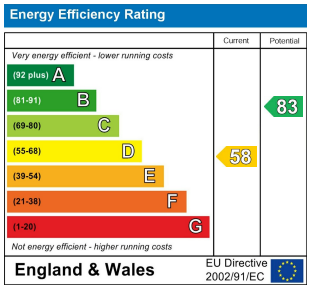
Head towards the village of Hilton from Appleby. Turn right and go over the bridge into the village. Take your first left and head up the hill, very quickly you will be alongside the green, Fairfield House is the second property on the right, facing onto the green.

Floor Plans



Location Map

Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk https://www.lakesestates.co.uk