

Hill Top House, Shap, Penrith - CA10 3LE

Guide Price **£300,000**

PFK

Hill Top House, Shap

Penrith

Having remained within the same family for over 40 years, **Hill Top House** presents a rare opportunity to acquire a substantial 4 bed, semi-detached period home, ready to embark upon its next chapter. Rich in original character and occupying an elevated position on the outskirts of the desirable village of Shap, this is a home awaiting sympathetic renovation, offering prospective purchasers the chance to create a truly individual residence tailored to their own tastes and lifestyle.

Behind its attractive façade lies a wealth of original features that continue to hint at the property's heritage, including high ceilings, original wooden floorboards, open fireplaces and an elegant staircase. Combined with the generous proportions of the accommodation, extensive outbuildings and sizeable grounds, Hill Top House offers remarkable scope for restoration and enhancement, creating a home that could once again become the centrepiece of family life for generations to come.

The accommodation begins with an entrance vestibule, leading into the welcoming reception hall where the original staircase immediately draws the eye. An understairs storage and cloak area occupies the space where access to the cellar once existed, presenting the opportunity for reinstatement should future owners wish to make further use of this additional space.







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To the front of the property are two well-proportioned reception rooms, both enjoying open fireplaces that provide attractive focal points. One features an exposed brick surround, whilst the larger reception room benefits from original wooden floorboards and twin front-facing windows, creating an impressive yet welcoming space for everyday family living or entertaining.

Positioned to the rear is the dining kitchen, a later addition that provides an excellent footprint for redesign and modernisation. We understand that the ceiling damage resulted from a previous leak which has since been repaired. Beyond the kitchen, a rear passageway houses the gas-fired boiler and provides access to the gardens, parking and the extensive range of outbuildings.

Ascending the graceful staircase, complete with its charming half landing, natural light streams through a well-positioned window before arriving at the first-floor landing. Here, four generously proportioned double bedrooms enjoy elevated front-facing views towards the Northern Fells, with high ceilings further enhancing the sense of space throughout. The principal bedroom benefits from a distinctive triple-aspect arrangement, creating an attractive reading nook or seating area from which to appreciate the surrounding outlook.

The first floor is served by both a family bathroom, positioned above the kitchen and fitted with a three-piece suite, eaves storage and a Velux window, together with a separate shower room, offering flexibility for modern family living.







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Externally, Hill Top House continues to impress. To the rear, a fascinating collection of traditional outbuildings has served a variety of purposes over the years and currently includes a wood store, store room, utility store and a former first-floor office with adjoining store, accessed via external stone steps from the side yard. Subject to the necessary consents, these versatile buildings present exciting opportunities for incorporation into the main house, conversion to an annexe, home office, studio, workshop or hobby space.

The property's cellar is accessed externally via stone steps adjacent to the former covered outdoor kitchen, providing yet another reminder of the home's rich history.

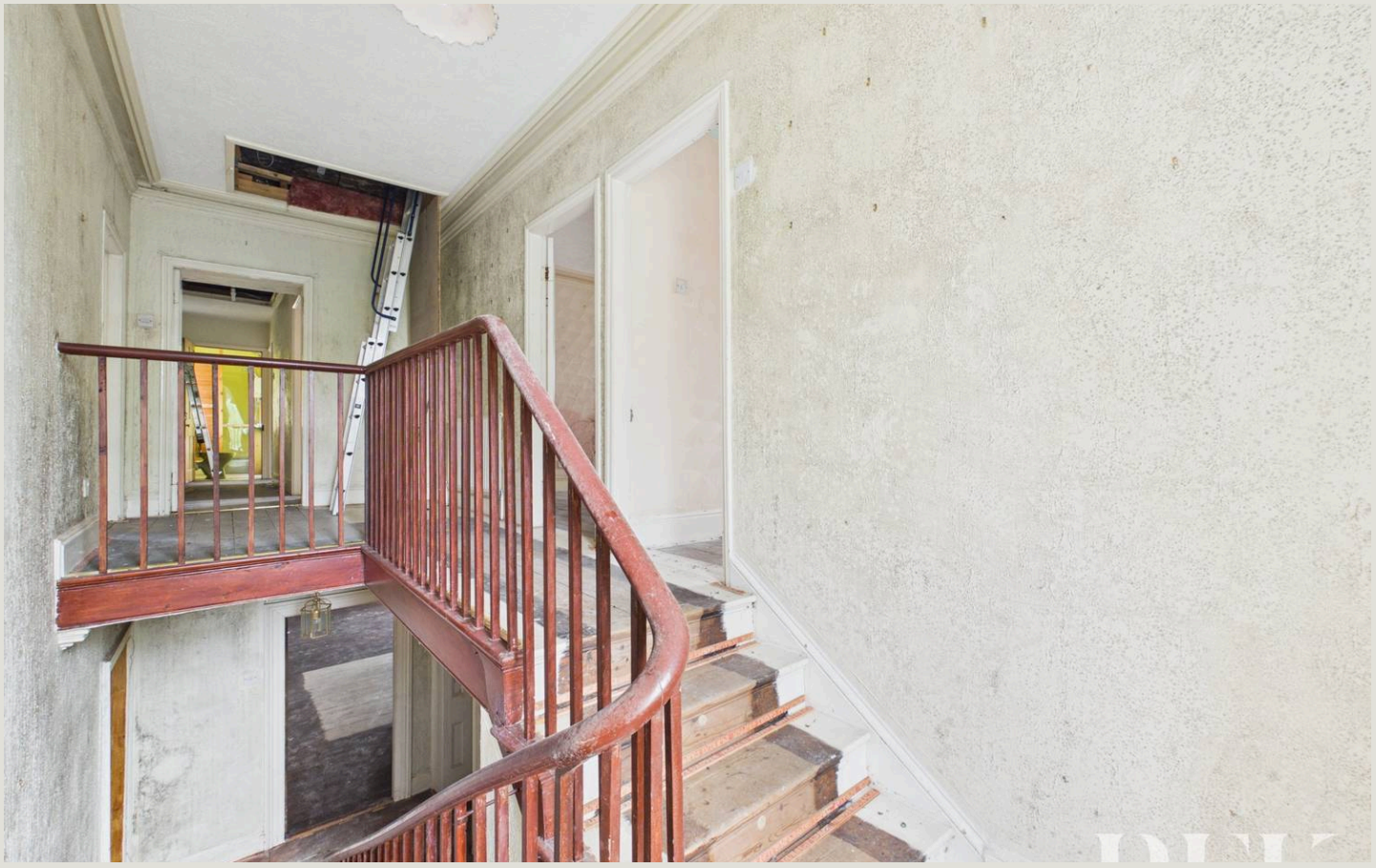
A generous parking area comfortably accommodates three vehicles, with scope to create further parking if desired. Beyond lies what was once a productive garden centre, now offering a blank canvas for transformation. Although the structures have fallen into disrepair, their removal would reveal an exceptional expanse of garden extending far beyond first impressions, providing endless opportunities to create beautifully landscaped grounds, productive gardens or family-friendly outdoor spaces, all enjoying delightful views towards the Eastern Fells.

Combining elegant Georgian period features with later additions that have allowed the home to evolve over time, **Hill Top House** is a property of considerable character and exciting possibilities. Ready for thoughtful restoration, it offers the opportunity to breathe new life into a much-loved family home and create an exceptional residence for generations to come.













Hill Top House, Shap

Penrith

Acknowledged as the “Gateway to the Eastern Lakes”, Shap is conveniently located on the A6 between the market towns of Penrith (10 miles) and Kendal (17 miles). For those wishing to commute there is easy access to the M6 (junction 39) and there is a main line railway station in Penrith. The Lake District National Park is also within easy reach.

- A substantial family home ready for renovation
- Currently four bedroom, two reception rooms, two bathrooms and kitchen diner
- Incredible scope and potential with additional outbuildings
- Abundance of character and original features remain
- Opportunity for expansion and conversion subject to necessary consents
- Large external area where a landscaped garden could be created
- Close to amenities, popular village and lovely views of the surrounding countryside
- Tenure - Freehold
- EPC Rating - F
- Council Tax Band - C

ACCOMMODATION - GROUND FLOOR

Entry
6' 11" x 4' 11" (2.11m x 1.49m)

Entrance Hall

Understairs Store/Cloaks
6' 7" x 6' 9" (2.00m x 2.06m)

Living Room
22' 6" x 18' 9" (6.85m x 5.71m)

Sitting Room
14' 6" x 11' 7" (4.42m x 3.54m)

Dining Kitchen
22' 6" x 9' 8" (6.87m x 2.95m)

FIRST FLOOR - Landing

Bathroom
13' 6" x 5' 10" (4.12m x 1.77m)

Bedroom 1
9' 11" x 18' 10" (3.01m x 5.73m)

Bedroom 2
11' 2" x 15' 1" (3.40m x 4.59m)

Bedroom 3
11' 0" x 15' 0" (3.35m x 4.58m)

Bedroom 4
9' 7" x 11' 7" (2.91m x 3.54m)

Shower Room
7' 7" x 3' 7" (2.31m x 1.09m)

EXTERNAL

OUTBUILDINGS
GROUND FLOOR LEVEL Woodstore - 2.3 x 2.65m Store Room - 1.99 x 3.79 Utility Store - 4.64 x 3.47 FIRST FLOOR LEVEL Former Office/Store - 6.97 x 3.65

Garden Area - Generous space with potential. **Parking -** Off road for 3-4 vehicles.







ADDITONAL INFORMATION

In addition, due to the property's current condition, many mortgage lenders may be unwilling to lend against the property. Purchasers requiring mortgage finance are strongly advised to discuss the property with their proposed lender or mortgage adviser prior to arranging a viewing or incurring any costs, to establish whether funding is likely to be available.

Services

Understood to be mains electricity, gas, water and drainage. 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 - ///buzzards.powers.face or via the Post Code CA10 3LE. A For Sale board has also been erected for identifying purposes.

Referral Fees & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





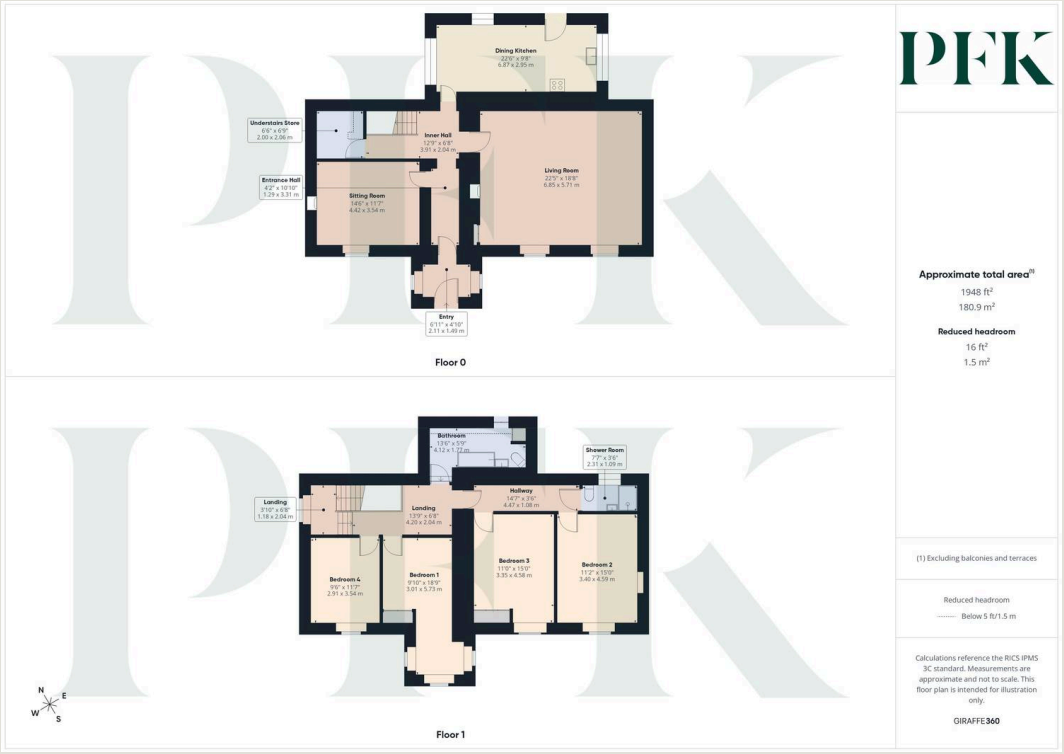


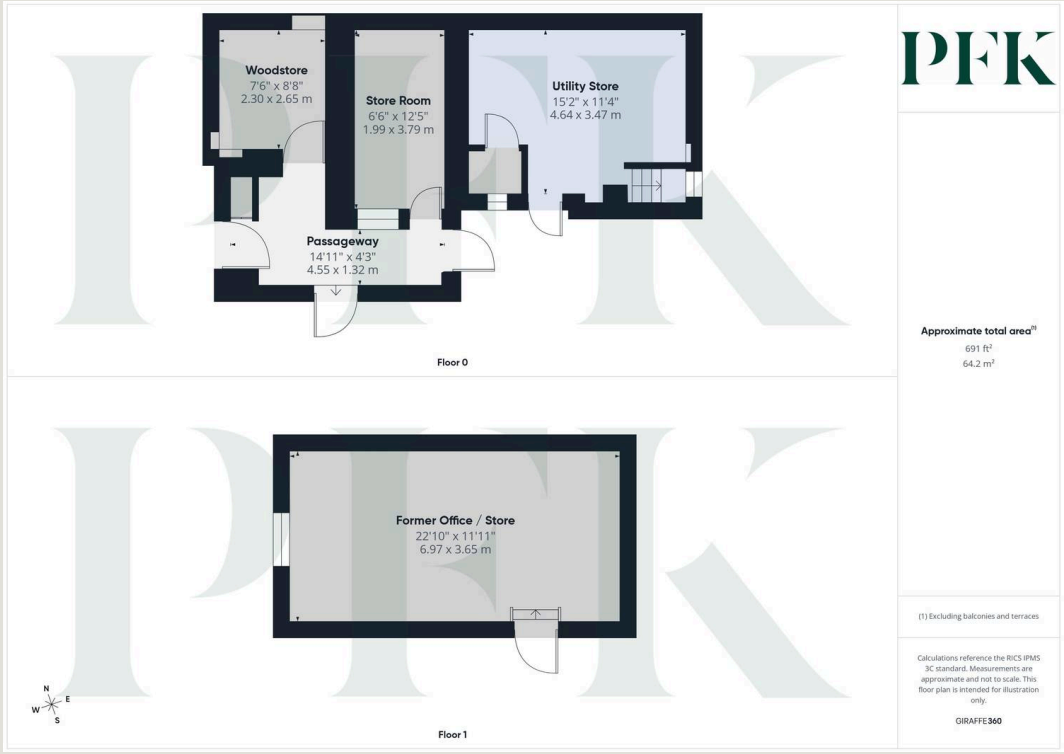




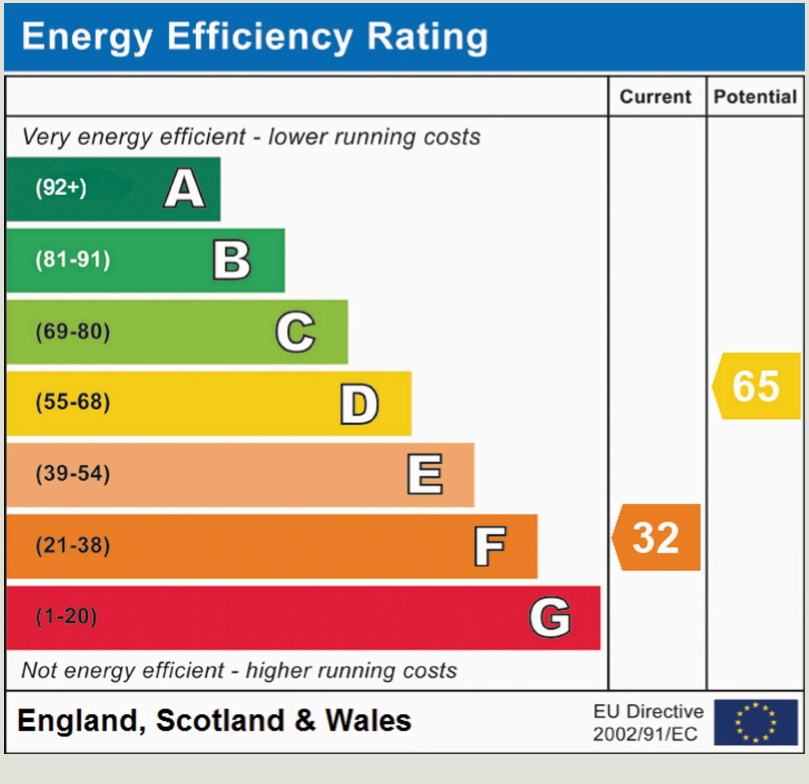





Dining Kitchen
22'6" x 9'8"
6.87 x 2.95 m
Understairs Store
6'6" x 6'9"
2.00 x 2.06 m
Inner Hall
12'9" x 6'8"
3.91 x 2.04 m
Living Room
22'5" x 18'8"
6.85 x 5.71 m
Entrance Hall
4'2" x 10'10"
1.29 x 3.31 m
Sitting Room
14'6" x 11'7"
4.42 x 3.54 m
Entry
6'11" x 4'10"
2.11 x 1.49 m
Floor 0
Approximate total area(1)
1948 ft²
180.9 m²
Reduced headroom
16 ft²
1.5 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Bathroom
11'6" x 5'5"
4.12 x 1.72 m
Shower Room
7'7" x 3'6"
2.31 x 1.09 m
Landing
3'10" x 6'8"
1.18 x 2.04 m
Landing
13'9" x 6'8"
4.20 x 2.04 m
Hallway
14'7" x 3'6"
4.47 x 1.08 m
Bedroom 4
9'6" x 11'7"
2.91 x 3.54 m
Bedroom 1
9'10" x 18'9"
3.01 x 5.73 m
Bedroom 3
11'0" x 11'5"
3.35 x 4.58 m
Bedroom 2
11'2" x 15'0"
3.40 x 4.59 m
N
E
W
S
Floor 1


Woodstore
7'6" x 8'8"
2.30 x 2.65 m
Store Room
6'6" x 12'5"
1.99 x 3.79 m
Utility Store
15'2" x 11'4"
4.64 x 3.47 m
Passageway
14'11" x 4'3"
4.55 x 1.32 m
Floor 0
Former Office / Store
22'10" x 11'11"
6.97 x 3.65 m
N
E
W
S
Floor 1
Approximate total area(1)
691 ft²
64.2 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
32
65
England, Scotland & Wales
EU Directive 2002/91/EC



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