



Bert Cottage, Heights – CA16 6EP

Guide Price £245,000

PFK

Bert Cottage

Heights, Appleby-In-Westmorland

Offered to the market with no ongoing chain, this beautifully presented barn conversion combines character, comfort and investment potential. Set within an attractive courtyard development of restored farm buildings, the property enjoys an elevated position with panoramic views across the North Pennines and Westmorland Dales.

Arranged over two floors in a reverse-level layout, the accommodation comprises two spacious double bedrooms and a well-appointed bathroom on the ground floor. Upstairs, the open-plan living space takes full advantage of the stunning views, incorporating a lounge with LPG log fire, dining area with large pine table and a well-equipped kitchen. Exposed beams, character features and tasteful décor complement the traditional stone exterior.

Outside, private seating space provides an ideal spot to enjoy the peaceful surroundings. Low maintenance and easy to manage, the cottage would make an excellent holiday retreat or investment property.

Currently operated at a level to suit it's owners from Easter to October, the property generates approximately £10,000 per season, with significant potential to extend bookings throughout the year, including winter walking breaks and Christmas stays. Accounts details available on request.





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Please note: The property is subject to an occupancy restriction and cannot be used as a main residence. Prospective purchasers should make their own enquiries to establish the precise terms of the restriction and their eligibility to occupy the property.

Bert Cottage is situated in the rural hamlet of Heights, within the Eden Valley, surrounded by open countryside and beautiful views towards the fells. The nearby market town of Appleby-in-Westmorland offers a range of shops, cafés, pubs and everyday amenities, while the surrounding area provides excellent opportunities for walking and enjoying the countryside. The A66 is also accessible, providing links to Penrith, the Lake District and the wider region.

Council Tax band: Assessed for small business rates.

Tenure: Freehold



Hallway

7' 2" x 3' 10" (2.18m x 1.16m)

Bedroom 1

14' 6" x 7' 9" (4.42m x 2.35m)

Bedroom 2

10' 1" x 7' 11" (3.07m x 2.41m)

Bathroom

10' 0" x 4' 8" (3.04m x 1.43m)

Kitchen / Living Area

26' 1" x 15' 6" (7.95m x 4.72m)

Additional Information

Referral Fee Disclosure

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 (Naphthens 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.





Services

Mains electricity, water; oil central heating; septic tank drainage; double glazing installed throughout. 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.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Directions

The property can be located by using the postcode CA16 6EP, there is a sign on the gate post that says 'Heights Cottages', drive up the hill, taking the left hand fork and into the courtyard. Berts Cottage is the first on the left. or by using
[What3Words///original.pounces.defeated](#)





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		
England, Scotland & Wales		



PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

