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Estate Agents  
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## **10 Hothfield Court, Appleby-In-Westmorland, CA16 6JD**



- **Significantly Improved and Updated Modern Semi Detached Home**
- **Tucked Away at the Head of a Cul-de-Sac**
- **Living-Dining Room, Conservatory, Newly Fitted Kitchen + WC**
- **2 Double Bedrooms and Bathroom with Shower and Bath**
- **Enclosed Forecourt and South West Facing Garden to the side**
- **Off Road Parking Space + Garage**
- **uPVC Double Glazing + Gas Central Heating**
- **Tenure - Freehold. Council Tax Band - B. EPC - C**

**Price £210,000**

Having been significantly improved and upgraded, 10 Hothfield Court is a smart, stylish and comfortable semi detached home, set in the corner of the development and with accommodation comprising; Hallway, Living Room open into the Dining Area, Conservatory, a newly fitted Kitchen, a WC, 2 Double Bedrooms and a very smart newly fitted Bathroom with both a bath and a shower.

To the front of the house is an Enclosed Forecourt and there is a low Maintenance Garden along the south west side of the house. To the rear is an Off Road Parking Space and a Garage.

10 Hothfield Drive also benefits from newly installed uPVC Double Glazing and has Gas Central Heating from a Condensing Boiler, helping to give an excellent EPC rating of C.

### **Location**

From the centre of Appleby, head South on the B6542, signposted to Kirkby Stephen. Turn left into Drawbriggs Lane, then left into Drawbriggs Mount, left again into Castle View Road and then right into Hothfield Drive. Drive to the end of the road, where it becomes Hothfield Court, number 10 is in the bottom corner and the right.

The what3words position is; venue.toads.dinosaur

### **Amenities**

Appleby is an attractive market town in the upper Eden Valley with a population of approximately 3,000 people and is of historical interest. The town has a range of shops, a Primary and a Secondary School. Leisure facilities include a Swimming Pool, an 18-hole golf course and bowling green, two fitness gyms and badminton courts. A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town on the edge of the Lake District National Park, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage, gas and electricity are connected to the property.

### **Tenure Freehold**

The property is freehold and the council tax is band B.

### **Anti Money Laundering Requirements**

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## ACCOMMODATION

### Entrance

Through a composite security door to the:

### Hallway

A return staircase leads to the first floor with a large storage cupboard below. There is a radiator, a door to the WC, a broad opening to the kitchen and a door to the.



### Lounge-Dining Room 11'4 max x 19'2 (3.45m max x 5.84m)

A uPVC double glazed window looks onto the rear and there are two double radiators, a TV aerial point and a telecoms point. Double doors open to the;



**Conservatory 7'10 x 10'10 (2.39m x 3.30m)**

Being a uPVC double glazed frame with a polycarbonate roof, ceramic tiled flooring and double doors opening to the outside.



**Kitchen 6'8 x 9'1 (2.03m x 2.77m)**

Fitted with a range of matt white fronted shaker style units with a grey wood effect worksurface incorporating a composite 1.5 bowl single drainer sink with mixer tap. There is a built in electric oven and ceramic hob with a glass splashback and a stainless steel extractor hood, an integral fridge freezer, plumbing for a washing machine and pull out carousel corners to the corner units. A uPVC double glazed window overlooks the forecourt garden.



**WC**

Fitted with a toilet, a wash hand basin and having a uPVC double glazed window.

### **First Floor-Landing**

A ceiling trap gives access to the roof space and there is a single radiator and a uPVC double glazed window. A recessed large cupboard with light also houses the Worcester gas fired condensing combination boiler which provides the hot water and central heating.



### **Bedroom One 11'5 x 9'2 (3.48m x 2.79m)**

There is a wall point to one corner for a TV, a telephone point, a single radiator and a uPVC double glazed window faces to the rear.



### **Bedroom Two 8'4 x 9'9 (2.54m x 2.97m)**

Having a single radiator, a TV aerial point and a uPVC double glazed window to the rear.



### **Bathroom 6' 9 x 9'2 (1.83m 2.74m x 2.79m)**

Fitted with a stylish contemporary suite, comprising a double ended bath with floor mounted taps and shower attachment, a toilet, a wash basin set and a wall mounted drawer unit with pillar taps and a large low step shower enclosure with a mains fed, twin head shower, both rainwater and handheld, and marine boards around. The walls are half marine boarded, the flooring is laminate tiled, the ceiling has recessed downlights and there is an extractor fan, a heated towel rail and the uPVC double glazed window for natural light.



### **Outside**

To the front of the house is an enclosed gravel forecourt.

A gate opens to the;



### **Garden**

The garden runs mainly along the south west side of the house with a decked seating area to one end and the remainder being laid to artificial grass.



The garden extends to a flagged area around the conservatory and a flagged path runs along the back of the garage to a rear pedestrian door.



Accessed by a lane between two houses on Hothfield Court there is a parking space which leads to the

**Garage 17' 2 x 10' (5.18m 0.61m x 3.05m)**

Having an up and over vehicle door light and power points.

### **Referral Fees**

WGH work with the following provider for arrangement of mortgage & other products/insurances, 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 WGH will receive a referral fee :

Fisher Financial, Carlisle

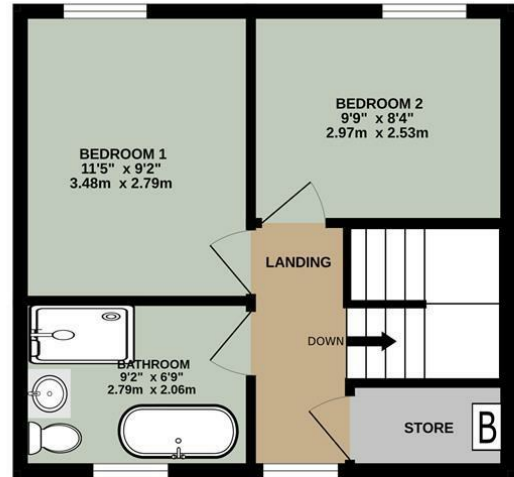
The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

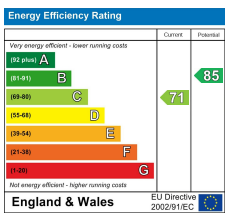


1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
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9 + 10 Angel Lane  
 Penrith  
 Cumbria  
 CA11 7BP

T: 01768 867999  
 F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

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 Registered Office: 9 + 10 Angel Lane, Penrith

