



Roman Fell House, Hilton, Appleby, CA16 6LU

Guide Price £450,000

PFK

Roman Fell House

Hilton, Appleby-In-Westmorland

A rare and exciting opportunity to acquire a characterful family home together with a substantial partly converted barn, offering exceptional flexibility for multi generational living, holiday accommodation, or further development, all set within generous grounds in the desirable village of Hilton.

Roman Fell House is a charming four bedroom property enjoying stunning views across the surrounding gardens and fells. The accommodation includes a spacious kitchen diner, a large lounge featuring a log burning stove and impressive picture windows that flood the room with natural light while framing the beautiful countryside outlook, four double bedrooms, and two bathrooms. Rich in character and original charm, the property offers an excellent opportunity for sympathetic modernisation to create a truly outstanding home.

Complementing the main residence is a substantial barn conversion project where all major structural works have been completed. The building is weather tight, with electricity connected and some plumbing already installed. Designed as an upside down house to maximise the views and living space, the proposed accommodation comprises three bedrooms, two bathrooms and a utility room on the ground floor, with a spacious kitchen/dining area, lounge and two additional rooms on the first floor.

Externally, both properties benefit from their own independent access and driveway, offering privacy and flexibility. The extensive garden is currently open but could easily be divided to provide each property with a generous private garden. Further features include a garden shed and a summer house





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Combining character, development potential and a stunning rural setting, Roman Fell House presents a truly exceptional opportunity for buyers seeking a lifestyle property with scope to add value and create something special.

Hilton is a picturesque rural village situated in the beautiful Eden Valley, offering an idyllic countryside setting while remaining exceptionally well connected. The village enjoys easy access to the A66, providing convenient links to Penrith, Scotch Corner and the wider motorway network via the M6. Mainline rail services are available from nearby Penrith, offering direct connections to Carlisle, Lancaster, Manchester and London. Surrounded by stunning open countryside and within easy reach of the North Pennines National Landscape and the Lake District National Park, Hilton combines peaceful village living with excellent transport links and access to some of the North of England's most spectacular scenery.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



ROMAN FELL HOUSE

Entrance Hall

9' 11" x 5' 2" (3.03m x 1.58m)

Kitchen

20' 6" x 12' 1" (6.25m x 3.68m)

Living Room

20' 10" x 20' 7" (6.36m x 6.28m)

Hallway

14' 10" x 6' 10" (4.53m x 2.09m)

Bedroom 1

20' 8" x 12' 0" (6.30m x 3.65m)

Bedroom 2

13' 8" x 11' 11" (4.17m x 3.62m)

Bedroom 3

13' 9" x 8' 10" (4.20m x 2.68m)

Bathroom

5' 10" x 4' 6" (1.79m x 1.38m)

Bedroom 4

10' 10" x 10' 3" (3.31m x 3.13m)

Bathroom

7' 7" x 5' 2" (2.32m x 1.58m)

External Areas

Each property has it's own separate driveway, with parking for multiple cars. At the minute the rear garden is open, but due to it's size it would be easily split to give each property a lovely garden.





THE BARN

Entrance Hallway

18' 3" x 7' 11" (5.56m x 2.41m)

Bedroom 1

17' 11" x 11' 7" (5.46m x 3.54m)

Ensuite Bathroom

7' 2" x 5' 9" (2.18m x 1.74m)

Bedroom 3

10' 6" x 7' 0" (3.19m x 2.14m)

Bathroom

7' 1" x 5' 3" (2.17m x 1.59m)

Bedroom 2

11' 5" x 8' 0" (3.49m x 2.44m)

Utility Room

18' 7" x 8' 8" (5.66m x 2.65m)

Landing

27' 5" x 6' 10" (8.35m x 2.08m)

Kitchen

16' 10" x 11' 4" (5.14m x 3.46m)

Upstairs Room

11' 4" x 7' 10" (3.46m x 2.40m)

WC

7' 4" x 2' 9" (2.24m x 0.85m)

Upstairs Room

10' 6" x 10' 4" (3.20m x 3.16m)

Lounge

17' 10" x 12' 5" (5.44m x 3.79m)

Planning Information

The attached Barn has been partly converted in line with planning permission granted in 1988 . The planning reference numbers are 88/1329 and 88/1673.



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 & drainage; oil fired central heating, newly installed in Dec 2025; 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.

Directions

Roman Fell House can be located by using the postcode CA16 6LU or by using What3Words:

///scorched.fruit.stolen





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		79
(81-91) B		
(69-80) C		
(55-68) D		49
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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