J.R. HOPPER & Co. Est. 1886



WARCOP • CA16 6PD

Castle Hill House

Guide Price £500,000 - £550,000

6 | E,D

AT A GLANCE

- Spacious House With Separate Cottage
- In Sought After Village Location
- 4 Bedrooms In Main House
- Three Reception Rooms
- Well Appointed Kitchen & Utility Room
- House Bathroom & En-Suite Shower Room
- Detached 2 Bed Cottage - Previously Used As A Holiday Let
- Workshop & Car Port
- Lovely, Gardens With Summer House
- Ideal Multi Generational Home, Holiday Retreat Or Investment Property

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THE PROPERTY

Spacious House With Separate Cottage

Castle Hill House is a beautifully presented semi-detached property, situated within the sought-after village of Warcop.

The village enjoys a strong sense of community and offers a public house, village hall, a well-regarded Church of England primary school and a day nursery. Secondary schooling is available in the nearby market towns of Appleby-in-Westmorland, less than six miles away, and Kirkby Stephen, approximately eight miles distant. Appleby provides a wide range of shops, public houses, medical and sporting facilities. The area is well connected, with convenient road links to the A66 and M6, together with mainline rail services via the Settle–Carlisle line, the nearest station being at Appleby. A further pub and restaurant can be found in Sandford, just over a mile away.

The main house offers generous and well-balanced accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, three reception rooms including a formal dining room, and a well-appointed kitchen, complemented by a separate utility room and WC. To the first floor are three double bedrooms, with the principal bedroom benefitting from an en-suite shower room, along with an additional single bedroom and a house bathroom.

Externally, the property continues to impress with a charming, private and enclosed garden, which leads to a self-contained two-bedroom annexe, making the property ideally suited to multi-generational living or investment use. The annexe has previously operated as a successful holiday let for many years and could easily resume taking bookings.

The annexe accommodation includes, on the first floor, two double bedrooms, a house bathroom and an open-plan living kitchen area with a multi-fuel stove. The ground floor provides a workshop area and car port, both of which can be accessed independently from the main house.

Castle Hill House represents a versatile opportunity, equally well suited as a multi-generational family home, a holiday retreat or an attractive investment property.

> *In Sought After Village Location*

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GALLERY

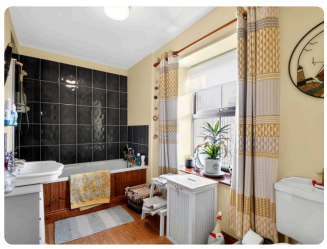
Every room, inside and out

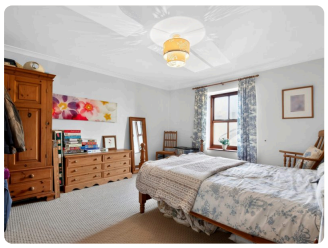










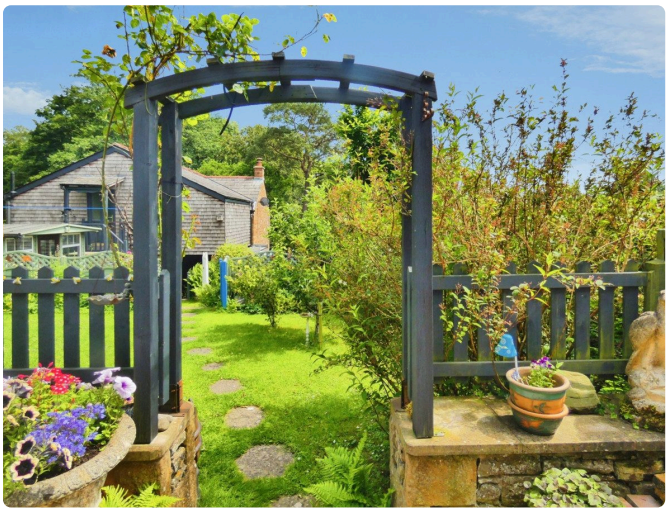



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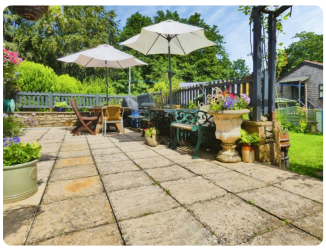
GALLERY










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4 Bedrooms In Main House

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

CASTLE HILL HOUSE

01 GROUND FLOOR

Entrance Hall

Vinyl flooring. Coved ceiling. Exposed stone wall. Dado rail. Stairs to first floor. Radiator. UPVC glazed door to the front.

Front Room

Spacious second reception room. Fitted carpet. Coved ceiling. Radiator. Window to the front.

Living Room

Spacious living room. Fitted carpet. Beam and board ceiling. Multi fuel stove set in stone fireplace. TV point. Built in storage cupboard. Radiator. Window to the rear of the property.

Kitchen

Well appointed kitchen. Vinyl flooring. Coved ceiling. Exposed stone wall. Good range of wall and base units with complimentary solid wood worktops. Part tiled walls. Composite one and a half bowl sink. Freestanding electric oven. Integrated extractor hood. Window to the rear.

Rear Hallway

Laminate flooring. Under stairs storage. UPVC glazed stable door to the rear.

Dining Room

Fitted carpet. Coved ceiling. Multi fuel stove in stone hearth. TV point. Double doors into utility room. Archway into Kitchen. Radiator. Window to the front.

Utility Room

Vinyl flooring. Sloped ceiling. Plumbing for washing machine. Radiator. Window to the side of the property. Velux window. UPVC glazed door to the rear.

W/C

Vinyl flooring. Sloped ceiling. Extractor fan. W/C. Wash basin. Velux window.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Split landing with large arched window overlooking the garden. Loft access. Exposed stone wall. Airing cupboard. Radiator.

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Three Reception Rooms

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THE ACCOMMODATION

02 FIRST FLOOR

Bedroom One

Front double bedroom. Fitted carpet. Coved ceiling. Victorian cast iron fireplace. Radiator. Two windows over dual aspects bringing lots of natural light.

En-Suite Shower Room

Laminate flooring. Downlights. Extractor fan. W/C. Wash basin in vanity unit. Shower cubicle with electric shower. Heated towel rail.

Bedroom Two

Front double bedroom. Coved ceiling. Radiator. Window to the front.

Bathroom

Laminate flooring. Extractor fan. Part tiled walls. W/C. Wash basin. Bath with electric shower over. Radiator. Frosted window to the rear.

Bedroom Three

Rear double bedroom. Fitted carpet. Coved ceiling. TV point. Radiator. Window to the rear overlooking the garden.

Bedroom Four

Single front bedroom. Fitted carpet. Coved ceiling. Radiator. Window to the front.

03 OUTSIDE

Front

Low maintenance gravel area to the front. Gate access to rear of the property.

Rear

Covered porch area. Enclosed low maintenance patio area with steps down to a lawned area. Screened oil tank. Established flower beds and shrubbery. Access to the annexe. To the side is a low maintenance gravel area with gated access to the front.

04 AGENTS NOTES - CASTLE HILL HOUSE

Material Information

Mains electric, water & drainage. Oil fired central heating & double glazing throughout. Flood Risk: Categorised as very low with no known history of flooding. Broadband: Basic 4 Mbps Superfast 80 Mbps EPC rating: E

> *Well Appointed Kitchen & Utility Room*

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ANNEXE - CEDAR BARN

01 GROUND FLOOR

Entrance Hall

Solid oak flooring. Built in storage cupboard and airing cupboard.. Radiator. UPVC glazed door to the front.

Kitchen

Open plan living kitchen. Solid Oak flooring. Exposed beams. Loft access. Good range of base units with complimentary worktops. Part tiled walls. Integrated electric oven, hob and extractor hood. Stainless steel sink. Plumbing for washing machine and dishwasher. Space for under counter fridge freezer. Radiator. Velux Window. Window to the side of the property.

Living Room

Open plan living kitchen. Fitted carpet. Exposed beams. Stone hearth with multi fuel stove. TV point. Velux window.

Bedroom One

Front double bedroom. Fitted carpet. Pitched ceiling. Built in wardrobe. Radiator. Window to the front overlooking the garden.

Shower Room

Vinyl flooring. W/C. Wash basin in vanity unit. Shower cubicle with electric shower. Heated towel rail. Frosted window to the side of the property.

Bedroom Two

Rear double bedroom. Fitted carpet. Pitched ceiling. Radiator. Window to the side of the property.

02 LOWER GROUND FLOOR

Workshop

Concrete flooring. Great storage space. Double wooden doors to roadside.

Car Port

Concrete flooring. Space for one car. Great storage area. Wood and fuel store. Propane tanks for the annexe heating.

03 OUTSIDE

Front

Enclosed garden which can be accessed from Castle Hill House garden. Wooden summerhouse with UPVC double glazed windows and door. Seating areas. Access to car port and external staircase to the annexe entrance.

THE ACCOMMODATION

03 OUTSIDE

Side

Situated on the roadside. Double wooden doors to the garage. Double stable doors and pedestrian access to the car port.

04 AGENTS NOTES - ANNEXE

Material Information

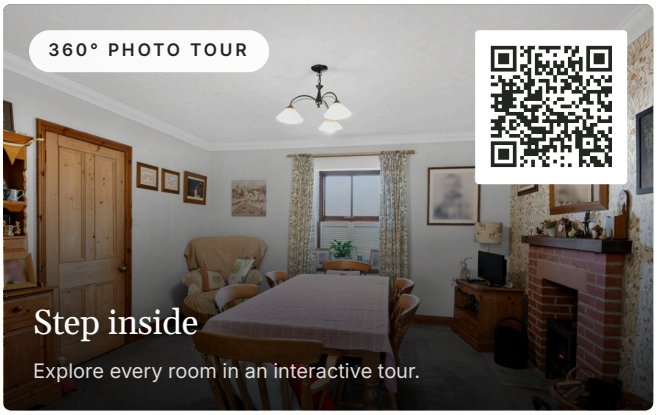
Mains electric, water & drainage. Gas central central heating from propane bottles & double glazing throughout. Boiler located in the loft. Flood Risk: Categorised as very low with no known history of flooding. Broadband: Basic 4 Mbps Superfast 80 Mbps EPC rating for main house: D and Cedar Barn: D

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





DOCUMENTS & LINKS

EPC - 21st January 2026 (Cedar Barn)
PDF · 0.09 MB

EPC - 21st January 2026 (Castle Hill)
PDF · 0.10 MB

REQUEST THE VIDEO VIEWING

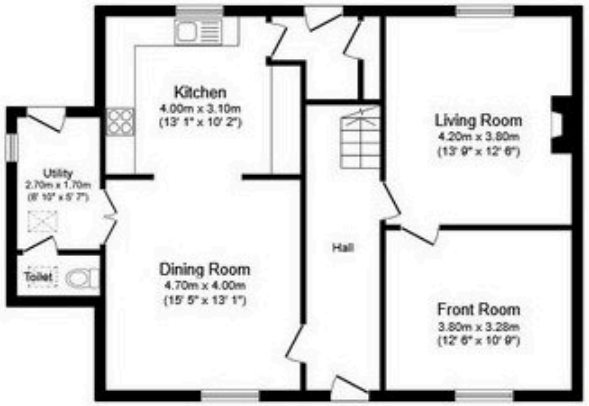
Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Castle Hill House properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

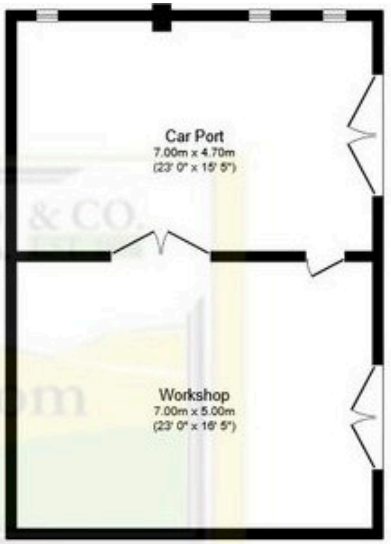
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Ground Floor



First Floor



Annex Lower Ground Floor



Annex Ground Floor

Total floor area 265.9 sq.m. (2,862 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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