

PFK

Lane Foot Cottage, Hilton, Appleby-in-Westmorland, Cumbria CA16 6LU

Guide Price: £190,000





LOCATION

Hilton is a peaceful rural village situated in the North Pennines Area of Outstanding Natural Beauty, surrounded by fells, open countryside, and an excellent network of public footpaths and bridleways. The nearby market town of Appleby (approx. 4 miles), offers excellent everyday amenities and, for those wishing to commute, there is access to the A66 (within just 5 miles) and the M6 at Penrith (approx. 13 miles). The Settle to Carlisle railway station in Appleby provides direct travel to Leeds and Carlisle. The delights of the Lake District National Park are also within easy reach.

PROPERTY DESCRIPTION

Lane Foot is a charming, traditional three-bedroom detached cottage in need of renovation and offering a unique opportunity for those looking to create their ideal home.

Nestled within a stunning landscape on the outskirts of Hilton village , this property is set back from the road and accessible, by foot, via a quaint bridge, adding to its distinctive appeal. The market town of Appleby provides a good range of essential amenities and several local pubs and restaurants serve traditional Cumbrian cuisine and locally brewed ales, adding to the area's charm.

Currently, the property includes two entrance porches (side and front), a cozy living room, storage room, and a dining kitchen with adjoining utility room on the ground floor. Upstairs, there are three bedrooms (bedroom three is accessed via bedroom two), a bathroom, and an additional storage room. Externally, there is a front forecourt garden - with a public footpath just in front providing direct access to Hilton village. A side garden houses a large timber shed, and the rear features an enclosed, hard standing area with additional storage.

Due to the property's condition, we are inviting offers from cash buyers only.

ACCOMMODATION

GROUND FLOOR

Front Porch

Single glazed entrance door and windows.

Living Room

3.78m x 4.20m (12' 5" x 13' 9") Front reception room with electric wall heater, radiator, fireplace (not open) and double glazed window to the front.

Store

2.81m x 2.36m (9' 3" x 7' 9") Approached from the living room and with double glazed window.

Dining Kitchen

2.71m x 4.18m (8' 11" x 13' 9") Fitted with a range of wall, base and drawer units with work surface over. Aga, radiator, part tiled walls and double glazed windows to the front & side elevations.

Utility Room

2.33m x 1.84m (7' 8" x 6' 0") Base unit and single drainer stainless steel sink unit. Part tiled walls, wall cupboard, radiator and double glazed windows. Door providing access into the side porch.

Side Porch

Rear Hall

Approached from the Living Room with radiator and providing access to staircase.

Storage Room

FIRST FLOOR

Store

Bathroom

1.97m x 1.82m (6' 6" x 6' 0") Three piece suite comprising: bath with shower over, wash hand basin and WC. Part tiled walls, radiator and double glazed window.

Main Landing

Bedroom 1

2.72m x 4.17m (8' 11" x 13' 8") Front bedroom with radiator, double glazed window and airing/storage cupboard.

Bedroom 2

3.92m x 4.17m (12' 10" x 13' 8") max. Front bedroom with radiator, electric wall heater and double glazed window. Access into Bedroom 3.

Bedroom 3

3.64m x 4.08m (11' 11" x 13' 5") Approached from Bedroom 2 and situated to the front. Radiator, double glazed window and loft access.

EXTERNALLY

Garden

Enclosed, front forecourt garden providing access to a lawned garden and a paved area situated to the side of the property. Rear enclosed hard standing area with storage.

Shed

4.24m x 5.48m (13' 11" x 18' 0") Situated to the side of the property and within the garden area.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that the property has a septic tank and it does NOT comply with current standards and rules introduced on 1st January 2020. Prospective purchaser(s) would be required to install a replacement.

Tenure & EPC

Tenure - Freehold
EPC - TBA

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Mains electricity & water; oil central heating; double glazing. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: Lane Foot can be located with the postcode CA16 6LU and identified by a PFK 'For Sale' board. Alternatively by using What3Words: ///doubt.riverbed.store



