

# PFK

Hilton Farm, Hilton, Appleby-in-Westmorland, Cumbria CA16 6LU

Guide Price: £425,000









## 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 for outdoor activities. For additional leisure activities, Appleby Golf Club and Appleby Manor Hotel and Spa are just a short drive away with the market town of Appleby, only three miles from Hilton, offering excellent amenities including a station on the scenic Settle to Carlisle railway line which provides direct onward travel to Leeds and Carlisle.

## PROPERTY DESCRIPTION

An opportunity to acquire a beautiful former farmhouse, with generously proportioned accommodation, including four bedrooms, a range of outbuildings which provide an abundance of potential and workspace, together with offroad parking and gardens which extend from the rear of the property to the front and culminate in a delightful orchard.

Having been a well loved home by the previous owner, Hilton Farm is now ready for new occupants to come and enjoy what it has to offer, while making it their own. Believed to date from the 1740s, this handsome property sits in a slightly elevated position, allowing it to take in the glorious outlook towards the Pennines and Lake District. Furthermore, the accommodation sits over two floors and briefly comprises entrance/sun porch, a sizeable reception room housing both a welcoming living area to one end and a dining area to the other, and an inner hallway giving access to the recently installed kitchen and a utility area and shower room. To the first floor there are three well proportioned double bedrooms, a single bedroom and a three piece family shower room, all enjoying lovely views over open countryside.

Externally, when facing Hilton Farm, the former dairy adjoins the property on the left with the former stables, with workshop above, and cooling house lying to the right. All of this is complemented by the generous established gardens, extending from the rear of the property, to the side and front, and lower level area as an orchard.

Arrange a viewing to see how Hilton Farm could be your next home...

## ACCOMMODATION

### Entrance Porch

2.22m x 1.54m (7' 3" x 5' 1") Accessed via part glazed UPVC front door. An attractive sun porch enjoying views over the garden. Glazed to three sides with exposed sandstone wall, tiled flooring and obscured glazed door leading into the living/dining room.

### Living Room/Dining Room

7.95m x 4.8m (26' 1" x 15' 9") (max measurements) A generous reception room with twin front aspect windows, both with window seat, beams to the ceiling, and open fire in a stone surround. Ample space for dining furniture with shelved recess, radiators and door to the inner hallway.

### Inner Hallway

Stairs to the first floor with useful understairs cupboard, door to the kitchen and a further door leading to a utility area with access to a shower room.

### Utility Area

A useful space with plumbing for washing machine below a fitted work surface, wall mounted cupboard, small side aspect window and sliding doors leading into a modern shower room.

## Shower Room

2.53m x 1.61m (8' 4" x 5' 3") Fitted with a three piece suite comprising large, walk in shower cubicle with electric shower, wash hand basin set in a vanity unit and WC. Fully tiled walls and flooring, vertical heated chrome towel rail, inset ceiling spotlights, extractor fan and obscured rear aspect window.

## Kitchen

2.79m x 3.35m (9' 2" x 11' 0") (max measurements) Fitted with a good range of contemporary wall and base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and panelled splashbacks. Integrated appliances include electric hob with extractor over, separate eye level combination oven and fan oven and fridge freezer, radiator, newly fitted wood effect Click Lock flooring, inset ceiling spotlights and rear aspect window.

## FIRST FLOOR LANDING

An L shaped landing with rear aspect window at half landing level , loft access hatch and wall mounted lighting, doors giving access to the first floor rooms.

## Bedroom 4

2.82m x 2.73m (9' 3" x 8' 11") (max measurements) With sloped ceiling, beams and side aspect window, this room is currently used as a single bedroom, but could also be utilised as an office.

## Family Shower Room

3.44m x 2.79m (11' 3" x 9' 2") Fitted with a three piece suite comprising panelled shower cubicle with mains shower, wash hand basin and WC, sloped ceiling, vertical heated towel rail, radiator and side aspect secondary glazed window.

## Bedroom 2

3.57m x 4.94m (11' 9" x 16' 2") A generous double bedroom with exposed beam and inset ceiling spotlights, fitted wardrobes and shelved storage cupboard, radiator and front aspect window enjoying a lovely outlook over open countryside.

## Bedroom 3

3.38m x 3.88m (11' 1" x 12' 9") A generous front aspect double/twin bedroom enjoying lovely views over open countryside. With exposed beam, fitted wardrobe, alcove recess with fitted drawer unit and radiator.

## Bedroom 1

4.77m x 4.65m (15' 8" x 15' 3") (approx max measurements) A large, dual aspect double bedroom with exposed beams, wall lighting, radiator and enjoying fabulous far reaching views from both windows.

### EXTERNALLY

## ADJOINING OUTBUILDINGS

Former Dairy - (5.23m x 5.03m (17' 2" x 16' 6")) A generous space (sited below bedroom 1), with power and water, tumble dryer and stainless steel sink and drainer unit.

Former Stables (4.53m x 5.14m (14' 10" x 16' 10")) With mainly cobbled flooring, together with the original wooden stalls and feeders, power supply and wooden stairs leading to an upper level. The upper level (4.81m x 5.17m (15' 9" x 17' 0")) is a versatile space with a useful workshop with power supply, exposed beam, window and wood flooring.

Former Cooling House (3.47m x 3.34m (11' 5" x 10' 11")) With concrete flooring, power supply and Belfast sink with hot and cold water supply.

## Gardens and Parking

A spacious garden with gated access leading to driveway parking bordered by lawned areas with shrubs and trees. A gateway leads to a generous cottage garden, mainly laid to lawn with an array of established flower beds, shrubs and trees and houses the former privy, currently used as an outhouse for storage of garden tools. Beyond the cottage garden is a further lawned area with a raised vegetable bed and patio seating area, providing an elevated place to enjoy the open views over the surrounding countryside and towards the Pennines and Lake District. Open access from the garden outbuilding leads to the lower level orchard and a number of established trees and shrubs.

Large attractive gardens complement the property well and providing an ideal space for the modern family lifestyle with the scope and potential on offer.

### ADDITIONAL INFORMATION

## Tenure & EPC

The tenure is freehold.  
The EPC rating is F.

## 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.

## 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; Pollard & Scott/Independent Mortgage Advisors – 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 (with water meter installed) and private septic tank drainage. (the tank is located in the lower orchard area and with a soakaway to the far right corner of this area of garden with all water from the property going into the septic tank). Oil fired central heating and majority double glazing installed (with some secondary glazing). Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - lavished.left.positives. Front Door - talent.mere.relieves

From Penrith travel along the A66 eastbound towards Appleby. Take the exit signposted Appleby then follow the signs for Hilton. On entering the village, turn right over the small bridge and Hilton Farm can be found straight ahead, over the green.








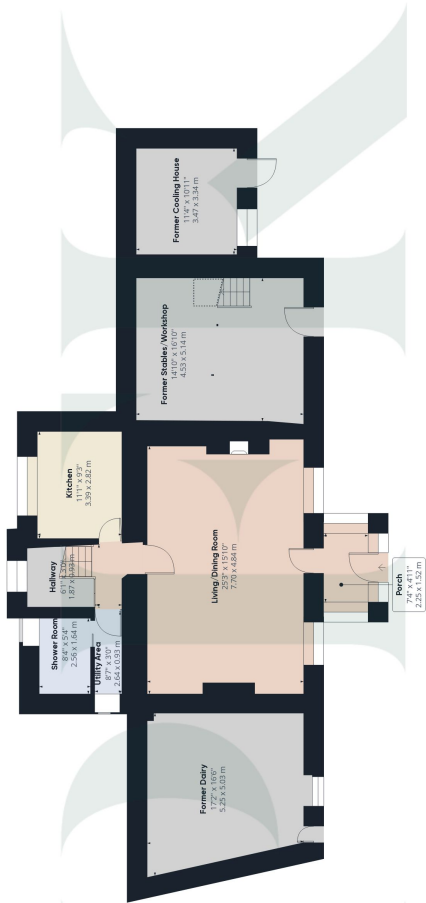


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	32	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

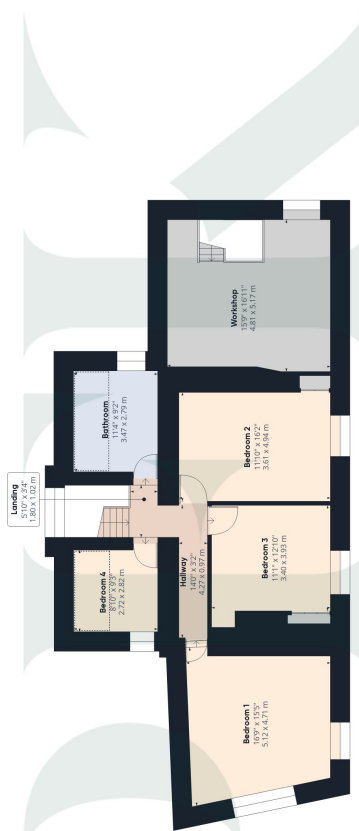


**Approximate total area<sup>(1)</sup>**  
2456.52 ft<sup>2</sup>  
226.34 m<sup>2</sup>

**Reduced headroom**  
88.31 ft<sup>2</sup>  
8.2 m<sup>2</sup>



**Floor 0**



**Floor 1**

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

GIRAFFE360