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Residential  
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Letting Agents

## **Cherry Tree Cottage, Burrells, Appleby-In-Westmorland, CA16 6EG**



- **Spacious Semi Detached Cottage in a Rural Location**
- **Fabulous Open Outlooks Across the Eden Valley to Cross Fell and High Cup Nick**
- **Large Living Room with Multi Fuel Stove + Open Views**
- **Garden Room with Open Views, Dining Room, Dining Kitchen + Office**
- **4 Bedrooms, Bathroom and Shower Room**
- **Generous Mature Gardens with Excellent Privacy**
- **Off Road Parking for Several Vehicles + Double Garage**
- **Oil Central Heating**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

**Asking price £360,000**

Just a mile to the south of the historic market town of Appleby in the Eden Valley and surrounded by beautiful open countryside, Cherry Tree Cottage is a truly deceptive home offering spacious and flexible family living space comprising; Dining Kitchen, Dining Room, Garden Room, Living Room, Inner Hall, Ground Floor Bedroom, Shower Room, Office, 3 First Floor Bedrooms and a Bathroom.

Cherry Tree Cottage is set in a generous mature Garden which also enjoys a high level of privacy and there is a large Parking Area for several vehicles and a Double Garage.

The property also benefits from Double Glazing, Oil Central Heating and a Multi Fuel Stove in the living room.

### **Location**

From the Moot Hall in the centre of Appleby, head south on Boroughgate, the B6260 and follow the road for approximately 1.2 miles and turn right into a private driveway marked Burrells Hall. Then take the left hand drive and follow to the end, Cherry Tree Cottage is on the right.

The what3words position of the entrance for the drive is; shifts.breathy.seagull

### **Amenities Penrith**

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, 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, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water and electricity are connected to the property.

Drainage is to a septic tank shared with the neighbouring property.

Heating is by fuel oil.

### **Tenure**

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

### **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

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL



## ACCOMMODATION

### Entrance

Through a uPVC double glazed door to the;

### Dining Kitchen 14'11 x 13'8 (4.55m x 4.17m)

Fitted with a range of pale oak effect fronted wall and base units and a granite effect works surface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and tiled splashback. There is a built-in electric double oven and ceramic hob with cooker hood, plumbing for a dishwasher, plumbing for a washing machine and space for an upright fridge freezer. The ceiling has recessed downlights, the floor is ceramic tiled and there is a single radiator and a TV aerial point. A uPVC double glazed window faces to the front and a panelled door opens to the;



### Dining Room 9'5 x 11'4 (2.87m x 3.45m)

With oak flooring, a double radiator, an oak panelled door to the living room and a broad opening to the;



### Garden Room 12'2 x 11'1 (3.71m x 3.38m)

The ceiling is partly sloped with a Velux roof light. The flooring is oak and there are uPVC double glazed windows to two sides and double patio doors opening to the outside. The garden room enjoys a superb view across the surrounding countryside to the fells to the north of Appleby and to High Cup Nick.

### **Living Room 16'4 x 21'9 (4.98m x 6.63m)**

A cast iron multi fuel stove is set in a local stone surround and hearth. There are three double glazed windows overlooking the garden giving views across the surrounding countryside to the Pennines and Cross Fell. The ceiling is over 10 foot high and a plate rack runs around the room. There are three wall light points, a TV aerial point and a panelled door to the;



### **Inner Hall**

Having oak block flooring and a double radiator. There is a recessed laundry cupboard with plumbing for a washing machine and also housing the MCB consumer unit. A glazed door opens to a side hall with the door to the outside. A built-in cupboard houses the Warmflow oil fired condensing boiler which provides the hot water and central heating. Painted panel doors lead off to the ground floor bedroom, the study and the shower room.

### **Bedroom One 13'10 x 10'7 (4.22m x 3.23m)**

Built in wardrobes with mirrored doors give hanging shelf and locker space. The flooring is wooden, there is a double radiator and a uPVC double glazed window faces to the front.





**Shower Room 6'2 x 7'8 (1.88m x 2.34m)**

Fitted with a contemporary toilet, wash basin and a large shower enclosure having a Mira sport electric shower over. The walls are tiled to three sides, the floor is tiled and there are recessed downlights to the ceiling. There is a recessed cupboard below the stairs, a heated towel rail and an extractor fan.

**Study 11'3 x 10'7 (3.43m x 3.23m)**

Having a double radiator, a TV and telephone point and a uPVC double glazed window to the front. Stairs with natural wood steps rise leading to the;

**First Floor-Landing**

The ceiling is partly sloped with double glazed Velux roof lights and there is a single radiator.

**Bedroom Two 10'3 x 21'3 - limited headroom (3.12m x 6.48m - limited headroom)**

The ceiling is open to the apex with recessed downlights and two double glazed roof windows. There is a double radiator.



### **Bathroom 7'11 x 7'8 (2.41m x 2.34m)**

Fitted with a contemporary toilet, wash basin and a bath. The walls are part marine boarded and part tiled, the floor is tiled and the ceiling is sloped with exposed timbers and a double glazed roof light. There is a chrome heated towel rail and an extractor fan.



### **Bedroom Three 8'5 x 16' (2.57m x 4.88m)**

The ceiling is partly sloped with two double glazed Velux roof lights, one giving a view towards the Pennines. There is a single radiator and access to eaves storage.



### **Bedroom Four/Principal Bedroom 15'6 x 13'10 (4.72m x 4.22m)**

The roof is sloped to the front and rear with recessed downlights and two large double glazed roof windows, one giving a view to Cross Fell, the Pennines and High Cup Nick. There is a wash basin with cabinet below, a double radiator and access to eaves storage.





## Outside

Access to Cherry Tree cottage is through the gateway to Burrell's House and then follow the left-hand drive which is shared with Willow Tree Cottage to a large tarmac parking and turning area suitable for several vehicles.

To the side of the parking area is a;



## Double Garage 16'2 x 17'11 (4.93m x 5.46m)

Having two vehicle up and over doors, lights, power points and a uPVC double glazed door and windows to the side.

To the side of Cherry Tree Cottage is a further flagged area with a shed housing the oil tank and coal store and a further adjoining shed to the rear.



There is a large garden extending to the rear of cherry tree cottage which is laid mainly to grass with mature hedge borders mature well stocked shrub and flowerbeds and ornamental pond and a large greenhouse.



The garden enjoys a high level of direct sunlight and a high degree of privacy as well as some fine open outlooks across the surrounding countryside and to the Pennine fells.





GROUND FLOOR  
1257 sq.ft. (116.8 sq.m.) approx.

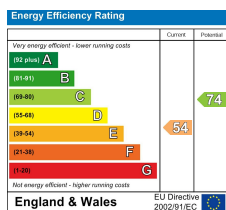


1ST FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2009 sq.ft. (186.6 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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