

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **5 Friary Cottages, Battlebarrow, Appleby-In- Westmorland, CA16 6XT**



- **Charming Grade 11 Listed Sandstone Cottage**
- **Located in the Historic Market Town of Appleby**
- **Open Plan Living Room with and Kitchen**
- **2 Bedrooms + First Floor Bathroom**
- **Gardens to the Front and Rear + Off Road Parking Space**
- **Teunure- Freehold. EPC Rate - D. Council Tax Band - B**

**Asking price £190,000**

### Summary:

A charming cottage in the historic Eden Valley market town of Appleby.

5 Friary Cottages is set up the hill from the main part of the town, yet only a 2 minute walk away and is a gorgeous traditional sandstone property with characterful accommodation comprising: Open Plan Living Room and Kitchen, 2 Bedrooms and a First Floor Bathroom. Outside there is a Garden to the Front and Rear and an Off Road Parking Space. The property also benefits from Double Glazing and Gas Central Heating via a Condensing Boiler.

### Location

From the centre of Appleby, head up Battlebarrow, take the second right turn into Friary Park, 5 Friary Cottages is the first property on the right.

### 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, drainage, gas and electricity are connected to the property.

### Tenure

The property is freehold and the council tax is band B

Please note that there is a planning restriction on this property and whilst it can be a private second home we understand that it cannot be used for holiday letting purposes.

### 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 part glazed timber panel door to the



## Open Plan Living Space 15'3 x 18 (4.65m x 5.49m)

Having a cast iron multi fuel stove set on a slate hearth with a brick back. Double glazed windows face to the front and rear and there are exposed beams and recessed downlights to the ceiling. The flooring is wood laminate and there are; two double radiators, a TV aerial point and telephone point.



The kitchen area is fitted with a range of Shaker style wall and base units with a pale wood effect work surface incorporating a single drainer sink with mixer taps. There is a built in electric oven and gas hob with a stainless steel extractor hood above, a slimline integrated dishwasher and an integral fridge.

The stairs lead to the first floor with a cupboard below having plumbing for a washing machine and also housing the Worcester gas fired condensing boiler providing the hot water and central heating.



## First Floor - landing

A ceiling trap gives access to the roof space.

**Bedroom One 15'1 x 10'9 (4.60m x 3.28m)**

Having a double glazed windows to the front and rear, exposed beams to the ceiling, a double radiator and a TV aerial point.



**Bedroom Two 6'8 x 7'9 (2.03m x 2.36m)**

Having a double glazed window to the front, exposed beams to the ceiling, a single radiator and a recessed cupboard above the stairwell.



**Bathroom 5'1 x 6'11 (1.55m x 2.11m)**

Fitted with a white toilet and wash basin set in a vanity unit with a store cupboard and a concealed cistern. There is a P-bath with marine boarding to three sides and a mains shower over. There is a chrome heated towel rail, an extractor fan and a double glazed window.





## Outside

To the front of the cottage is a small garden to lawn and flags with part wall and part beech hedge around



To the side of the cottage is a block paved driveway with an EV charging point. To the end of the driveway is a flower bed and a gate in the wall opens into the;



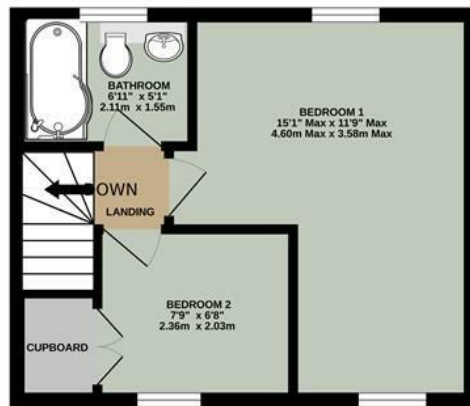
Enclosed rear garden, mainly to lawn with a stone flagged path and flower borders



GROUND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.

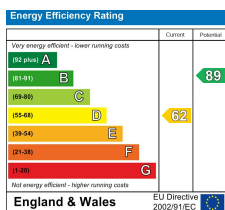


1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 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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