

**WILKES
GREEN
HILL**

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Letting Agents

Nightingale Cottage, Appleby Castle Boroughgate, Appleby-In-Westmorland, CA16 6XH



- **Single Story 17th Century Grade I Listed Cottage**
- **Situated within the Inner Bailey of Appleby Castle**
- **Large Living Dining Room with Wood Burning Stove + Kitchen**
- **Double Bedroom + Bathroom with Separate Shower**
- **Private Garden area to the Front Looking Directly at the Norman Keep**
- **Gas Central Heating Via a Condensing Combi Boiler**
- **EPC - Exempt. Tenure - Freehold/Leasehold. Council Tax Band - TBA**

Asking price £440,000

Appleby Castle has been held by the Kings of England and Scotland and boasts one of the few remaining intact Norman keep. The keep has re-opened as The Norman Centre a museum dedicated to Norman history. In the 17th Century, the Castle was the preferred residence of Lady Anne Clifford. Lady Anne was a patron of authors and literature; and known for her many letters and diaries.

Set in the Inner Bailey and looking directly at the historic Norman keep, Nightingale provides the perfect retreat from a days exploring the beautiful Eden Valley. With a total of around 70 sq m (750 sq ft), the spacious accommodation comprises a large Living Room open to the Kitchen, a Bedroom and a Bathroom with a spa bath and a separate shower. A small Forecourt Garden sits at the base of the keep and the windows to one side look out over the moat and the castle grounds.

Location

From the centre of Appleby, drive up the hill on Boroughgate, On entering Appleby Castle grounds please park in the castle car park and make your way on foot to the courtyard.

What3words: bluff.motivator.ticking

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. 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 to be sold either freehold or leasehold with a 999 year lease from 2025 and the council tax is band is to be assessed.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

From the inner Bailey of the castle through a oak panelled and studded door to the;

**Living Dining Room 14'2 x 17'2 + 6'7 x 9'8
(4.32m x 5.23m + 2.01m x 2.95m)**

A wood burning cast iron stove is set in a simple inglenook with a stone hearth and two multi pane sash windows face to the front overlooking the castle Keep and central garden. There are three double radiators, a TV point and a ceiling trap to the roof space. Oak doors lead off to the bedroom and bathroom and an oak studded door leads out to the moat path to the rear of the property. The living room is open to the;



Kitchen 7,2 x 9'10 (2.13m,0.61m x 3.00m)

Fitted with oak fronted units and a granite effect work surface incorporating a stainless steel, single drainer sink. There is space for a slot in gas/electric cooker with a cooker hood above, space for an under surface fridge, a single radiator and a recessed cupboard housing the gas fired condensing combi boiler, providing the hot water and central heating and the MCB consumer unit. A multi pane sash window faces to the rear overlooking the moat and the castle approach grounds.



Bedroom 15'4 x 12'6 (4.67m x 3.81m)

Having a multi pane sash window facing to the rear overlooking the moat and the castle approach grounds. There is a feature wall safe to one wall, a double radiator and a TV point for a wall mounted TV.



Bathroom 9'5 x 9'5 max (2.87m x 2.87m max)

Fitted with a white toilet, wash basin and spa bath with centre mounted mixer shower taps. There is a separate large walk in shower enclosure with marine boarding to two sides and a mains shower. Two glazed roof lights provide a good degree of natural light to the room and there are recessed downlights to the ceiling, a heated towel rail and a shaver socket/light. There is a recess housing the plumbing for a washing machine with a cupboard above and a ceiling trap gives access to the roof space.



Outside

There are outside lights to the front and rear.

There will be the right to park a car in the Castle visitor car park



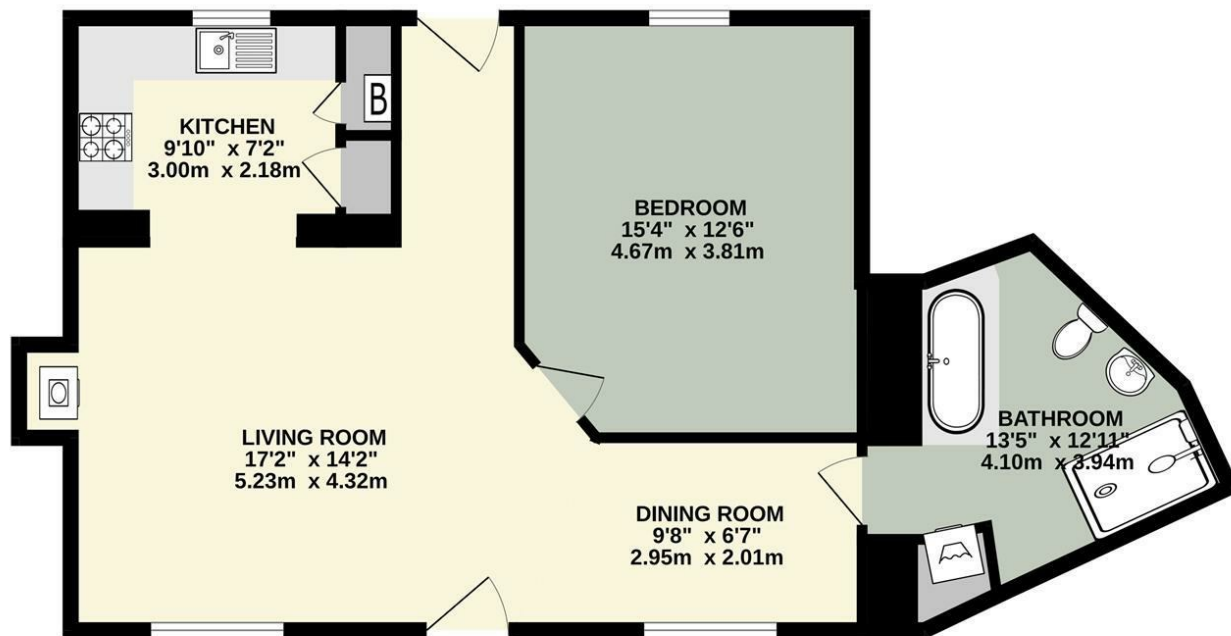
Referral Fee

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 :

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00

GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 758 sq.ft. (70.4 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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