WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

North Lodge, Appleby Castle, Appleby, CA16 6XH



- **Enigmatic Grade 2 Listed Former Lodge to Appleby Castle**
- **Beautiful Setting Overlooking the Historic Market Town**
- **First Floor Living Room with Access to a Roof Terrace**
- **Dining Kitchen, Utility Room + Cloakroom**
- **Three Double Bedrooms + Good Size Modern Bathroom**
- **Outbuilding with Hot Tub and Shower Room + Private Enclosed Garden**
- **Resident Permit Parking Available**
- **Gas Central Heating via a Condensing Boiler**
- **Tenure - Freehold. EPC - E**
- **Current Rateable Value - £3,100, Amount Payable - Nil**

Asking price £395,000

This grand and enigmatic former lodge, situated within the walls of Appleby Castle, overlooking the historic market town of Appleby has been refurbished and is currently used as a holiday let but would also make a charming home. The accommodation comprises: Hallway, Dining Kitchen, Utility Room, WC and Bedroom to the ground floor and to the first floor, a Living Room with views across Appleby, two further Bedrooms and a Shower Room. The Lodge also benefits from Gas Central Heating. Outside there is an enclosed private garden and a Roof Terrace with superb views across Appleby and the beautiful castle grounds is accessed from the Living Room.

Location

From the centre of Appleby, drive up the hill on Boroughgate, North Lodge is on the right hand side of the entrance to Appleby Castle grounds.

The what3words position is: give.convince.pops

Amenities

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, Healthcare Facilities, 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. Transport links included the Settle Carlisle railway line, which runs between Carlisle and Leeds and there are regular buses from Appleby to Penrith and Kirkby Stephen.

A larger shopping centre is Penrith 14 miles away. Penrith is a popular market town on the edge of the Lake District National Park, 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 as well as the beautiful Eden Valley, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage, gas and electricity are connected to the property.

Tenure Freehold

The property is freehold.

North Lodge is registered for business rates and the rateable value is £3,100, below the small business rate relief bracket of £12,000. Therefore, there are currently no rates payable.

Anti Money Laundering Requirements

In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referal 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 2025 was £253.00

ACCOMMODATION

Entrance
Through a broad six panelled door to the;

Hallway
A return staircase with cupboard below has a mullioned window at the half landing giving natural light to the first and second floors. The flooring is laminate, there is a double radiator and broad panelled doorways to the utility room, ground floor bedroom and;



Dining Room 9'6 x 11'5 (2.90m x 3.48m)
Mullioned windows face to two sides give an outlook over Appleby castle grounds. The flooring is laminate, there is a double radiator. and a broad panelled doorway to the;



Kitchen 8'6 11'5 (2.59m 3.48m)

Fitted with shaker style fronted wall and base units and a granite work surface with a stainless steel under mounted sink, carved drainer, mixer tap and tiled splashback. There is a slot in dual fuel cooker, plumbing for a dishwasher and space for an upright fridge freezer. A double glazed window looks onto the rear garden and a mullioned window with window seat to the side looks out across the castle grounds. The ceiling has recessed downlights, the flooring is laminate, there is a double radiator and a wall cupboard housing MCB consumer unit.





Bedroom 1 12'1 x 12'2 (3.68m x 3.71m)

Mullioned window's to three sides look out over the Appleby Castle grounds and down Boroughgate and across Appleby, The flooring is laminate and there is a double radiator



Utility Room 10' 11 x 6' (3.05m 3.35m x 1.83m)

A stainless steel single drainer sink is set in a base unit with plumbing for a washing machine. A wall mounted Worcester gas fired condensing combination boiler provides the hot water and central heating. The flooring is laminate and there is a single radiator, a double glazed window and door to the outside and a plank door to the;

WC

Fitted with a toilet and having a single radiator and a small window.

First Floor-Landing

Windows to the front and rear give good natural light. The flooring is laminate and there is a double radiator. Panelled doors give access to two bedrooms, the bathroom and the;





Living Room 12'2 12'2 (3.71m 3.71m)

A mullioned window to the front looks out across the castle grounds and a mullioned window to the side looks down the main street in Appleby. A gas living flame fire is set in a horseshoe surround with granite half and marble mantle. The flooring is laminate and there is a double radiator and a wall mounting point for a TV. A ceiling trap with an electrically operated drop-down ladder gives access to the roof terrace.





Bedroom Two 10'8 11'5 (3.25m 3.48m)
A mullion window to the front looks out across the castle grounds. The flooring is laminate and there is a double radiator.



Bedroom Three 8'6 11'4 (2.59m 3.45m)
A mullioned window to the side looks out across the castle grounds. The flooring is laminate and there is a double radiator.



Bathroom 10'7 5'10 (3.23m 1.78m)
Fitted with a traditional style toilet and wash basin and a square ended shower bath with a mains fed shower over and a clear screen. The walls are fully tiled, the ceiling has recessed downlights, the flooring is laminate and there is an extractor fan, a heated towel rail and a double glazed window to the side.



Outside
There is a right of access through the Appleby Castle entrance to the front door and to the side gate leading into the garden

The garden is to the side and rear and is mainly given over to shrub beds and enjoys an open outlook over the Appeby Castle grounds.





Across the rear of the lodge is a large stone flagged terrace ideal for outdoor seating and entertaining.



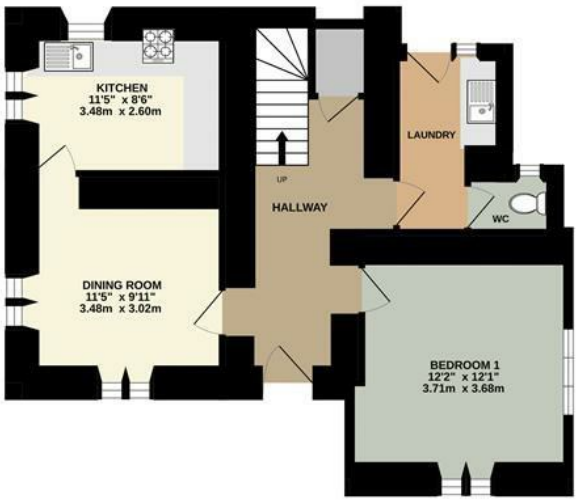


To the side of the terrace is a stone outhouse with a shower room and a hot tub

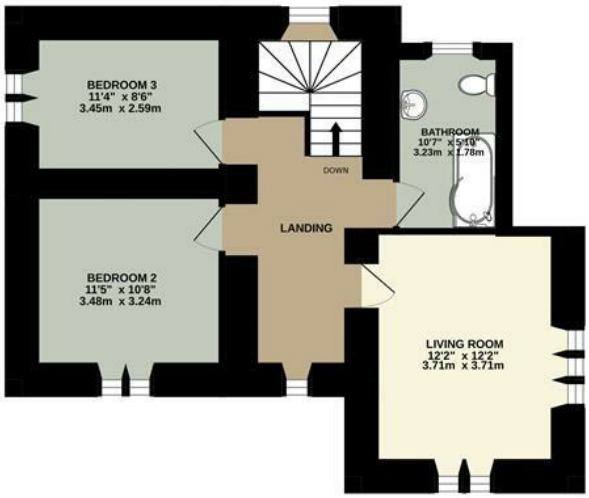


Street parking is available to the front of the Appleby Castle gates and resident permit parking is available through Westmorland and Furness Council on Boroughgate.

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

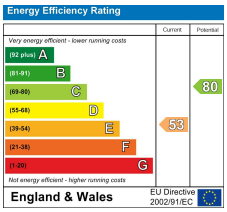


1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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