

**WILKES
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HILL**

Residential
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Letting Agents

Bank End House, Appleby-In-Westmorland, Cumbria, CA16 6LH



- **Renovated Country House 1.5 Miles from Appleby Town Centre**
- **Flexible, Spacious and Characterful Accommodation with Self Contained Annex**
- **Open Outlooks Across the Surrounding Countryside**
- **Living Room, Library, Dining Room + Farmhouse Kitchen**
- **4 Double Bedrooms all En-Suite**
- **Linked Annex Suitable for a Dependant Relative or as Office/Workspace**
- **Set in 2.1 Acres of Garden Including a Small Paddock and Mature Woodland**
- **Oil Central Heating via a Condensing Boiler and Solar Panels on a Feed in Tariff**
- **Tenure - Freehold. Council Tax Band - F. EPC - D**
- **Video Viewing Available**

Price £725,000

The current owners of Bank End have carried out a mass of improvements, renovations and updates to the impressive detached period house, approximately 1.5 miles from the centre of the historic market town of Appleby in Westmorland, to create a wonderful and flexible family home of character and style with spacious accommodation, over 3,200 Sq Ft in the main house and the self contained annex, comprising; Vestibule, Hallway, Sitting Room, Library, Dining Room, Farmhouse Kitchen, Landing and 4 En-Suite Double Bedrooms to the main house. The annex has; Entrance Hall, Living Room with Kitchenette, Store Room, Shower/Wet Room and a first floor Double Bedroom and En-Suite Shower Room. The main house and annex are linked by a short passageway which also allows access to the Cellar. Bank End House is set in a large Garden with a total area of 2.1 acres and is to a mix of Lawns, Formal Garden, a Cobbled Walled Garden, a Vegetable/Fruit Garden, a Paddock and a Woodland Plantation.

The property is suited to many needs and uses including Guest House, a Family Home with adjoining Offices/Workspace or those needing separate living space for a Dependant Relative.

Location

From the centre of Appleby, head South East on Bongate, the B6542. for 1.5 miles. Bank End House is on the right. Turn right into the small lane and the driveway to the main house is the second drive on the right.

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Amenities Appleby

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 a further 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 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. Heating is by fuel oil and drainage is to a private septic tank.

Tenure

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

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a broad panel door to the;

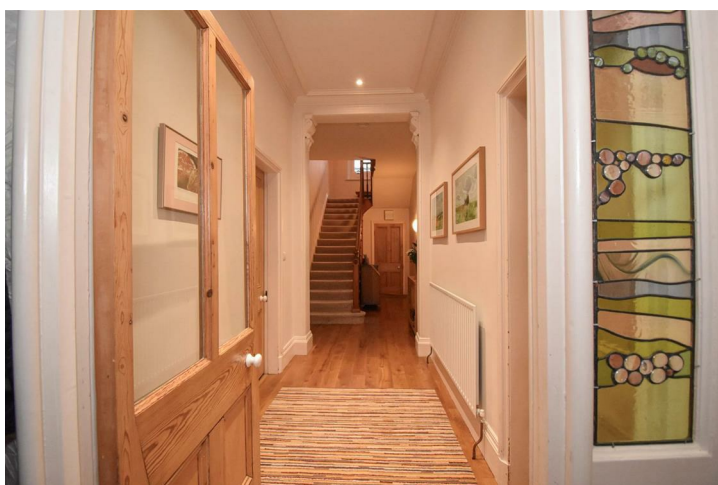


Vestibule

Having plaster coving to the ceiling and glazed door with windows around.

Hall

Stairs lead to the first floor with polished handrail, spindles and panelling below. The flooring is engineered oak, the ceiling has some plaster coving and there are ornate plaster corbels. There is a single radiator and stripped pine doors lead off to the three reception rooms, the kitchen and rear lobby to the annex.



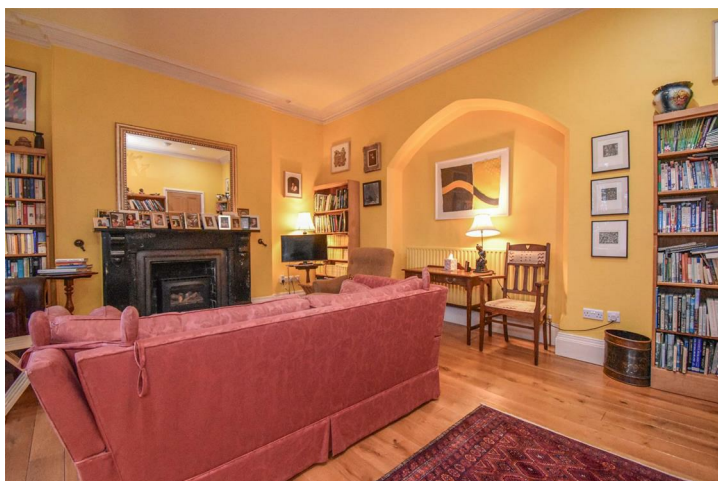
Sitting Room 14'10 x 17'6 + bay (4.52m x 5.33m + bay)

An open fire grate is set in a classic horseshoe cast iron hearth and back with a marble surround. The ceiling has ornate plaster cornice, the flooring is engineered oak and there are two double radiators, a sash window with shutters to the side and secondary glazed sash bay window to the front.



Library - Living Room 14'10 x 17'6 + bay (4.52m x 5.33m + bay)

An LPG stove is set in a marble surround and hearth. The ceiling has plaster coving, the flooring is engineered oak and there is a double radiator, a modern column radiator and a secondary glazed sash bay window to the front.



Dining Room 14'7 x 16'3 (4.45m x 4.95m)

An LPG flame effect fire is set in a classic cast iron horseshoe fireplace with a fossil marble surround and slate hearth and to one side of the of the fireplace is a floor cupboard. The ceiling has original plaster cornice, the flooring is engineered oak and a sash window with shutters faces to the side.



Kitchen 14' x 16'6 (4.27m x 5.03m)

Fitted with a range of gloss fronted units and a slate effect work surface incorporating a stainless steel double drainer sink with mixer tap and tiled splashback. There is a built in electric double oven and ceramic hob with stainless steel cooker hood, a dishwasher, space for an upright fridge freezer and plumbing for a washing machine. To one corner is a built in shelved cupboard. The floor is ceramic tiled and there is a double radiator and a sash window with shutters to the side.



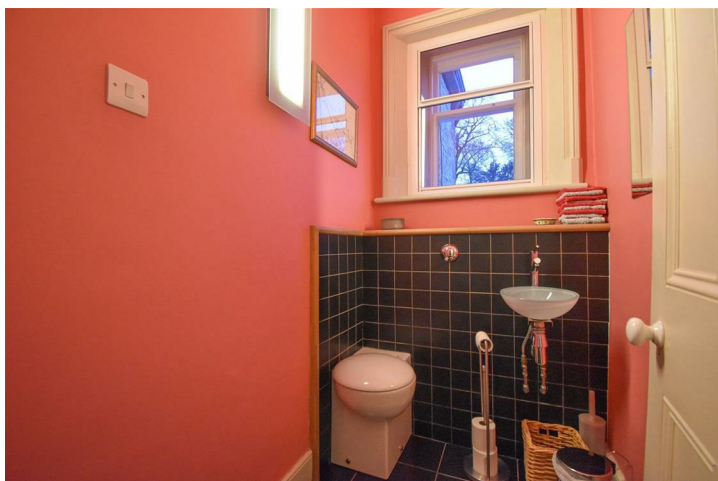
First Floor-Half Landing

A secondary glazed sash window faces to the rear and painted panel doors open to the walk in airing cupboard with single radiator and to the;



WC

Fitted with a contemporary toilet and glass wash basin with pillar taps. The floor is ceramic tiled and there is a single radiator and secondary glazed sash windows to the side.



Landing

Having original plaster cornice to the ceiling, a double radiator and painted panel doors off.



Bedroom One 10'3 x 16'6 (3.12m x 5.03m)

A feature classic cast iron horseshoe fireplace is set in a marble surround and to one side is a recessed wardrobe. The ceiling has original plaster cornice and a ceiling trap gives access to the insulated and part boarded loft space which also houses the pressurised hot water tank. There is a recess with light suitable for a dressing area or wardrobe. There are bedhead lights, a TV point, a double radiator a secondary glazed sash window to the side and a door to the;



En-Suite 4'9 x 10'6 (1.45m x 3.20m)

Fitted with a contemporary toilet, wash basin and a shower enclosure tiled to 3 sides with a mains fed shower. The floor is tiled, the walls are part tiled and there is a shaver socket, a single radiator and an extractor fan.



Bedroom Two 13'8 x 15' (4.17m x 4.57m)

The ceiling has original cornice and secondary glazed sash windows face to the side and the front. There is a recessed wardrobe a double radiator, a TV point and door to the;



En-Suite 4'9 x 10'6 (1.45m x 3.20m)

Fitted with a contemporary toilet, wash basin and a bath with mixer shower taps and tiling around. The floor is tiled, the walls are part tiled and there is a shaver socket, a single radiator, a heated towel rail and extractor fan.



Bedroom Three 15'4 x 14'6 (4.67m x 4.42m)

To one wall are built in wardrobes with hanging and shelving space. The ceiling has original plaster cornice and there is a double radiator, a TV point a secondary glazed sash window to the front. A panel door opens to the;



En-Suite 4'11 x 8' (1.50m x 2.44m)

Fitted with a contemporary toilet, wash basin and a bath with mixer shower taps and tiling around. The floor is tiled, the walls are part tiled and there is a shaver socket, a heated towel rail and extractor fan. A secondary glazed sash window to faces the front.



Bedroom Four 11' x 14'7 (3.35m x 4.45m)

A feature classic cast iron horseshoe fireplace is set in a marble surround and to one side is a recessed wardrobe. The ceiling has original plater cornice. There are bedhead lights, a TV point, a double radiator and secondary glazed sash window to the side.



En-Suite 3'9 x 10'1 (1.14m x 3.07m)

Fitted with a toilet, a wash basin set in a tiled plinth and a shower enclosure with tiles to three sides and a Mira mains fed shower. The floor is tiled and there is a shaver socket, a heated towel rail and an extractor fan.



Annex

Having a link from the main house or to the rear of the building, a part double glazed door opens into the:

Hall

Pine panel doors open to the store room, wet room and;

Sitting Room 13'1 x 14'8 (3.99m x 4.47m)

Secondary glazed sash windows face to the side and rear, the side window having shutters. There is a work surface to one side with a stainless steel sink. There is a double radiator a recessed cupboard below the stairs and a door to a rear passageway with access to the cellar, a door to the outside and stairs to the first floor;



Bedroom/Store Room 10' x 7'11 (3.05m x 2.41m)

Currently used as a store room and having a built in wardrobe with hanging and shelving, a double radiator and a secondary glazed sash window.

Wet Room 7'5 x 5'11 (2.26m x 1.80m)

Having waterproof flooring with a drain point and Mira electric shower over. There is a toilet, a wash basin and the walls are fully tiled. There is a heated towel rail and an extractor fan.



First Floor

A door at the top of the stairs opens into a;

Bedroom/Sewing Room 8'11 x 14'7 (2.72m x 4.45m)

Currently used as a hobby/craft room, there is an original cast iron fireplace and double radiator and secondary glazed sash window to the side.



En-Suite Shower Room 3'9 x 10'7 (1.14m x 3.23m)

Fitted with a wash basin and a toilet set in a tiled plinth with a concealed cistern and a shower enclosure, tiled to three sides with a Mira mains fed shower over. The floor is tiled and there is a heated towel rail and an extractor fan.



Outside

Bank End House is set in approximately 2 acres of grounds including gardens to lawn, a paddock, and a part deciduous and part coniferous plantation.

The principal access to the property is via a long curved coach drive which runs across the front and to one side of the house open to each end and with parking for several vehicles.

A second driveway to the rear of the house leads to the annex.



Steps up from the drive lead to a sandstone flagged terrace across the front of the house.



On the opposite side of the drive to the house, on the south east side there is a small paddock,



There is a garden area on the south east side of the house which is interspersed with low level shrubs, a seating area and a feature stream (currently not functioning)



On the north east side of the house a further garden area, mainly to lawn with several vegetable beds and a fruit cage.



To the rear of the house is an attractive walled courtyard garden area which has been laid to cobbles with sandstone paths through and a stone outbuilding in 3 sections, one housing the oil fired condensing boiler for the hot water and central heating. There is also a wooden garden shed.



To the north west side of the house is a large lawn with pollarded apple trees around.



On the opposite side of the driveway to the lawn is a plantation in 2 sections, one to deciduous trees and the other to coniferous trees.



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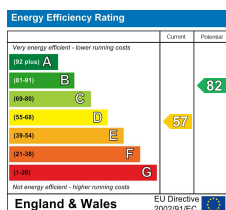
Fisher Financial, Carlisle

The Right Advice (Bulman Pollard) Carlisle

Average referral fee earned in 2024 was £253.00



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