

# PFK

Sadlergarth, Hilton, Appleby-in-Westmorland, Cumbria CA16 6LU

Price Guide: £465,000





PEK

## LOCATION

Hilton is a peaceful, rural village situated in the North Pennines Area of Outstanding Natural Beauty, surrounded by fells, open countryside, and an excellent network of public footpaths and bridleways for outdoor activities. For additional leisure activities, Appleby Golf Club and Appleby Manor Hotel and Spa are within a short drive away. The market town of Appleby, only three miles from Hilton, offers excellent amenities including a station for the Settle to Carlisle railway station which provides direct travel to Leeds and Carlisle.

## PROPERTY DESCRIPTION

Located in the fellside village of Hilton, Sadlergarth is a spacious, detached family home which has been modernised by the current owners, including major upgrades to the kitchen, to provide an open plan kitchen/dining/living space with family living in mind. The accommodation also offers a large lounge, utility room, downstairs shower room, three double bedrooms, one single bedroom and a family bathroom.

Externally, the property benefits from a substantial driveway, single garage and well proportioned, enclosed rear garden with large lawn, generous patio, two useful sheds and a summer house.

This is a superb home, situated in a desirable, peaceful location yet with convenient access to a good range of local amenities. A viewing is highly recommended.

## ACCOMODATION

### Entrance Porch

Accessed via part glazed, uPVC entrance door. Providing access to: -

### Open Plan Living/Dining/Kitchen

5.85m x 7.08m (19' 2" x 23' 3") max.

Dining/Family Area - With large, wall mounted, media housing unit, ample space for dining furniture and sofa, door to main living room and stairs to first floor accommodation.

Kitchen Area - Fitted with a good range of wall and base units (the upper cabinets fitted with modern, electric, touch opening facility and concealed, pull-down, electric sockets) with complementary, quartz worktops incorporating inset, double-bowl, stainless steel sink with mixer tap and separate, integrated boiling water tap. Additional, high end, integrated appliances include dishwasher, induction hob, standard and steam ovens, teppan plate, warming drawer, microwave oven and coffee machine. Window to rear aspect, access to shower room and door providing access to: -

### Utility Room

2.77m x 1.98m (9' 1" x 6' 6") Rear aspect utility room with space//power/plumbing for two washing machines, space for freestanding fridge freezer, boiler and external door giving access to the rear of the property.

### Shower Room

2.66m x 0.83m (8' 9" x 2' 9") Fitted with electric shower in cubicle, WC and wash hand basin.

### Living Room

4.07m x 7.14m (13' 4" x 23' 5") Fantastic, generously proportioned, dual aspect, reception room with window to front aspect and patio doors opening to the rear garden. Feature electric fire and two radiators.

## FIRST FLOOR

### Landing

#### Bedroom 1

4.08m x 3.70m (13' 5" x 12' 2") Front aspect, double bedroom with radiator and built in wardrobes and desk.

#### Bedroom 2

3.64m x 3.68m (11' 11" x 12' 1") Front aspect, double bedroom with radiator and built in wardrobes.

#### Bedroom 3

3.57m x 3.37m (11' 9" x 11' 1") A rear aspect, double bedroom with radiator and built in wardrobe.

## Bedroom 4

2.43m x 3.36m (8' 0" x 11' 0") Rear aspect, single bedroom with radiator and built in wardrobe.

## Family Bathroom

2.88m x 2.23m (9' 5" x 7' 4") Fully tiled (walls and floor), rear aspect, bathroom with radiator and three piece suite comprising corner bath, WC and wash hand basin in vanity storage unit.

## EXTERNALLY

### Large Driveway

A driveway and parking area at the front of the property provide ample off road parking space for multiple vehicles.

### Single Garage

With additional parking area to front, up and over door, power, lighting and rear pedestrian door.

### Garden

Flanking the driveway at the front of the property is a feature pond with surrounding gravelled area and shrub planting. Access via both sides of the house (including vehicular access) to a substantial, enclosed, rear garden incorporating large lawn, two patio areas, two sheds and a summerhouse.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Mains electricity & water; septic tank drainage - shared with neighbouring property and located in that property's garden; oil central heating; double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band E

Viewing: Through our Penrith office, 01768 862135.

Directions: The property can be located using the postcode CA16 6LU or, alternatively by using What3Words///jabs.cherished.paddlers

From Penrith travel along the A66 eastbound towards Appleby. Take the exit signposted Appleby then follow the signs for Hilton. On entering the village, turn right over the small bridge, then turn left and Sadlergarth is approx. half way up the village on your left hand side.



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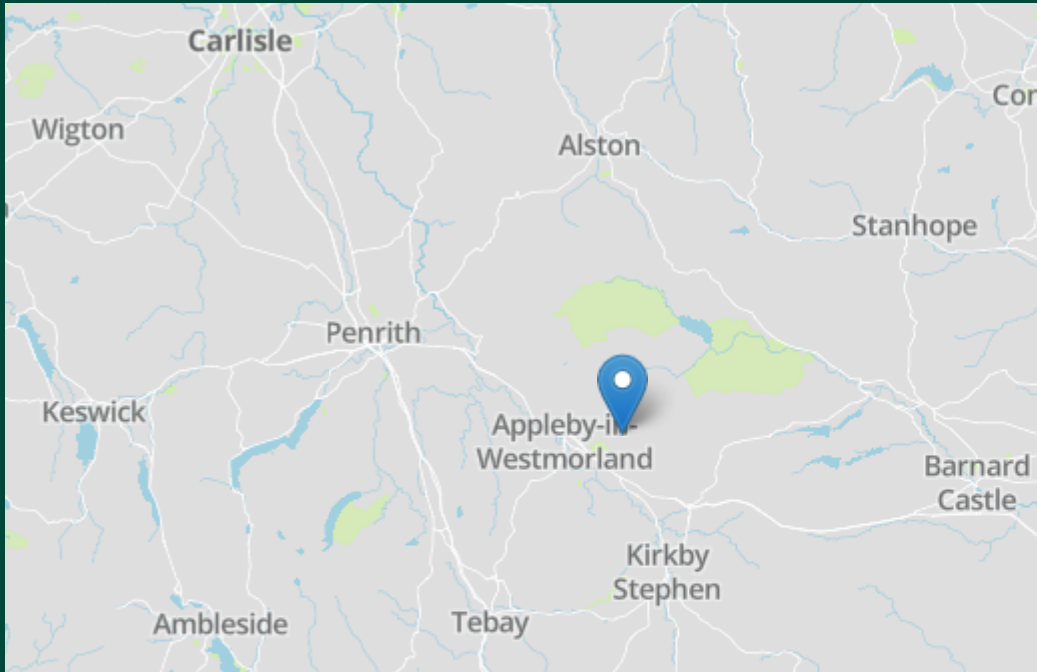
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>75 C</b>
55-68	<b>D</b>	<b>60 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		



**Approximate total area<sup>(1)</sup>**  
1,493.34 ft<sup>2</sup>  
138,74 m<sup>2</sup>

**Reduced headroom**  
17.05 ft<sup>2</sup>  
1.58 m<sup>2</sup>

(1) Excluding balconies and terraces

⚠ Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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