



Eden Estate Agents



One Eden Gate, Warcop, Appleby-in-Westmorland, Cumbria, CA16 6PL

[The Eden Valley](#)

One Eden Gate, Warcop

A most imposing four bedroom residence with extensive grounds and stunning outlook over gardens, farmland and the River Eden, One Eden Gate is a substantial part of a landmark Grade II Listed country house which was built by one time High Sheriff William Wilkinson in the middle of the 19th century. It offers a wonderful grand style of living within a manageable family home, with an abundance of beautiful period features. This is a unique property.

The fine pillared entrance in the Greek Doric style leads into the formal entrance hall with staircase, contemporary cloakroom with WC and laundry facilities and understairs storage cupboards. Through the door to the right is the spacious almost square lounge with feature fireplace and tall shuttered windows bringing light and giving views over the garden.

At the heart of the house is the kitchen/dining/living room with an adjacent conservatory, which allows direct access to the garden. This welcoming open plan space has a luxury kitchen with bespoke fitted furniture, black granite surfaces and integrated appliances and a breakfast bar on the island; also a generous dining area and snug sitting room. Upstairs there are four bedrooms, one currently in use as a study, a shower room, and family bathroom with walk-in shower, bath, hand basin and WC. Further stairs from the landing lead to an attic space.

Outside at the front of the property the driveway opens into a large formal gravelled parking area and there are extensive lawns bordered by beautiful mature trees and bushes. To the side is a small orchard and patio area overlooking the River Eden, and an entrance to the basement where there is further storage space.



Warcop is a village with its own primary school and is situated around 5 miles from both Appleby and Kirkby Stephen, and 15 miles from Penrith, these larger towns having a good range of amenities and transport links via road and mainline rail.

Other Information

Services

Mains drainage, water and electricity
Oil central heating
Telephone connected and Broadband available

Local Authority

Eden District Council
Website www.eden.gov.uk

Council Tax

Band D

Viewing

All viewings are strictly by appointment only with Eden Estate Agents telephone 01768 869000. If you have specific requirements which are not covered in our sales details, please discuss them with a member of staff who has seen the property, before you travel to a viewing.

Directions by Car

Sat Nav: CA16 6PL

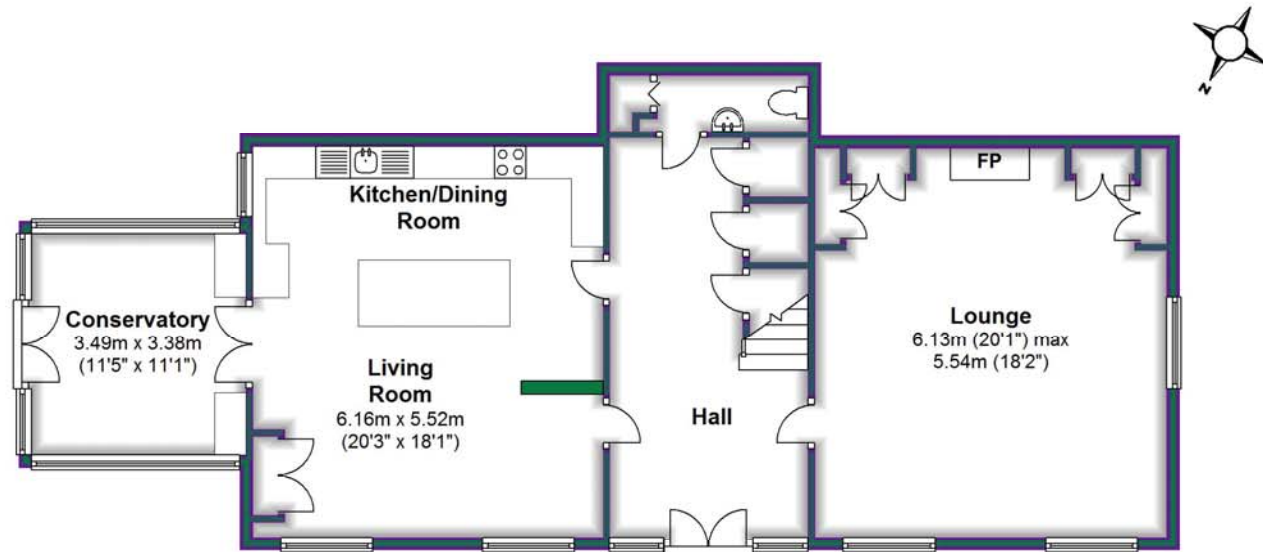
From Appleby take the A66 south, turning right after around 4 miles at the sign for Warcop. Continue through the village and turn right immediately after crossing the bridge. Continue on this road, passing a new development, and turn right into Eden Gate just before leaving the village.



Measured Floorplans

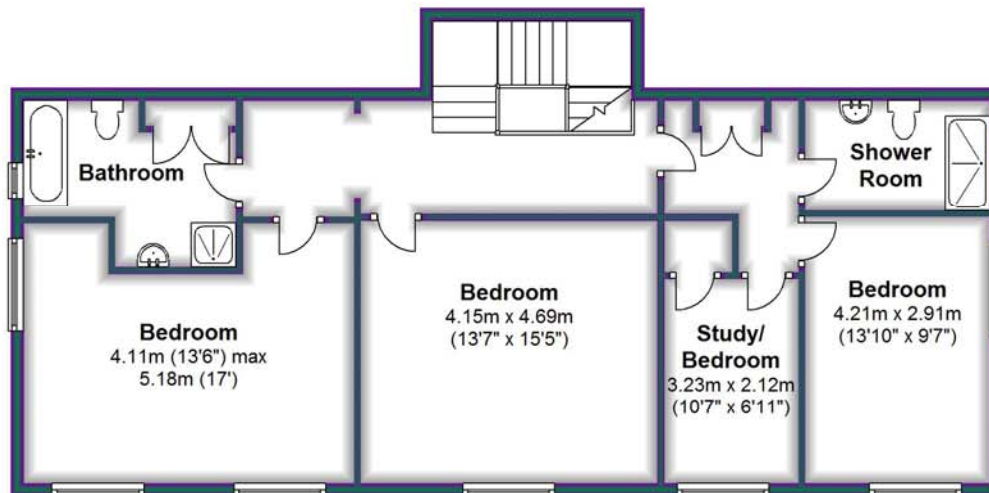
Ground Floor

Approx. 104.3 sq. metres (1122.2 sq. feet)



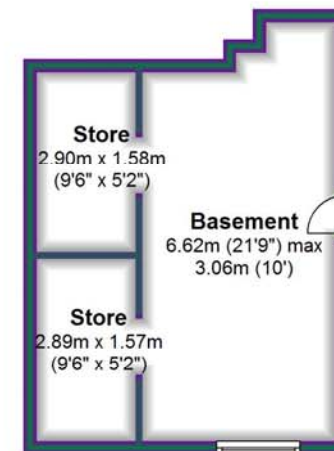
First Floor

Approx. 95.2 sq. metres (1025.2 sq. feet)



Basement

Approx. 28.7 sq. metres (309.4 sq. feet)



Total area: approx. 228.2 sq. metres (2456.7 sq. feet)





Eden Estate Agents

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Free Market Appraisal

If you have a property to sell in our area, we would be pleased to carry out a market valuation for you, without cost or obligation. We can also offer you advice on preparing your property for sale. Ring 01768 869000 and ask for Gillian Charlton.

Important Note

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate and are derived from RAC online Route Planner, shortest distance.

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