WILKES GREEN HILL

Residential
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Letting Agents

Helm House, Dufton, Appleby-In-Westmorland, CA16 6DF



- **Traditional Sandstone Semi Detached Cottage**
- **Light, Spacious and Stylish Accommodation with a Modern Twist**
- **Desirable Fell Side Village**
- **Sitting Room and Large Dining Kitchen/Day Room + Utility Room and WC**
- **3 Double Bedrooms, Bathroom + Large Attic Bedroom with En-Suite Shower**
- **Flagged Forecourt Garden with a Southerly Aspect with a Separate Detached Garden**
- **uPVC Double Glazing**
- **Underfloor Central Heating via an Air Source Heat Pump**
- **Tenure - Freehold. Council Tax Band - C. EPC - D**

Asking price £340,000

Having undergone a significant series of upgrades and improvements by the current owner, Helm House is a chic, stylish and spacious, traditional cottage, combining much of the original character with space, light and modern comforts.

Helm House is in one of Westmorland's most desirable villages with a vibrant local community, set at the base of the Pennines, only 3.5 miles form the centre of the historic market town of Appleby and surrounded by fabulous open countryside.

The accommodation, spread over three floors, comprises: Sitting Room, Dining Kitchen/Day Room, Utility Room, WC, 3 Double Bedrooms, Bathroom and a large Attic Bedroom Suite with its own Shower Room. Outside there is an attractive Forecourt Garden, ideal for enjoying the afternoon and evening sun and there is also a small detached Garden Area to the side of the neighbouring cottage, perfect for a small allotment or storage shed.

The upgrades carried out include a state of the art Air Source Heat Pump to provide the central heating and hot water via a pressurised hot water tank.

Location

From the centre of Appleby, head up Battlebarrow, drive under the A66 and follow the road for 3.3 miles into Dufton. Where the road bears to the left into the body of the village, Helm House is on the right.

The what3words position is; stripped.talkative.exploring

Amenities Appleby

Dufton is set at the foot of the Pennines and is surrounded by fabulous open countryside with a variety of walks in the fells. In the village there is a village hall, a cafe and a public house. In the neighbouring village of Long Marton, approximately 2 miles, there is a doctors surgery, a primary school, a church and a public house.

Appleby, approximately 3.5 miles, 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 and electricity are connected to the property.

Heating, underfloor on the ground floor and radiators to the first floor, is by an Air Source Heat Pump.

Tenure Freehold

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

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 2024 was £253.00

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a composite security door to the;

Entrance Hall

Stairs lead to the first floor, a panelled door opens to the sitting room and an open doorway leads to the utility room.

Sitting Room 11'9 x 11'7 (3.58m x 3.53m)
Having built in bookcases and display shelves across one side of the room. The flooring is bamboo with underfloor heating. A uPVC double glazed sash window opens to the front and a painted panel door opens to the;





Kitchen Dining / Day Room 11'10 x 22'10 (3.61m x 6.96m)
The kitchen area is fitted with a range of matt grey and white fronted unit units with an ash wood block worksurface including breakfast bar and incorporating a composite one and a half bowl single drainer sink with mixer tap. There is a built-in Bosch electric oven and induction hob, space for a large American style fridge freezer and plumbing for a dishwasher.





To one end of the room is a simple inglenook, with brick back and tiled hearth, housing a multi fuel stove and with a shelved niche to either side.



The ceiling has recessed downlights, the rear wall is exposed stone with a uPVC double glazed sash window and the flooring is bamboo with under floor heating. A further uPVC double glazed sash window with stone sill and a composite security door face to the side and a painted panel door opens to;

Utility / Laundry Room 11'9 x 8' (3.58m x 2.44m)
Fitted with a base unit and wall units, a wood block work surface incorporating a single drainer sink with mixer tap and below the work surface is plumbing for a dishwasher and space for a tumble dryer. The flooring is bamboo with underfloor heating and a uPVC double glazed sash window faces to the front. An open doorway gives access to the under stairs store and a door opens to;

WC
Fitted with a toilet and wash basin and having part panelled doors, bamboo flooring and an extractor fan.

First Floor-Landing
There is a double radiator and doors lead off to the bedrooms, bathroom and stairs to the attic bedroom.

Bedroom One 11'8 x 11'11 (3.56m x 3.63m)
Having a feature painted cast iron fireplace, painted floorboards, a double radiator and the uPVC double glazed window to the front looking out across the village.



Bedroom Two 11'9 x 11'10 (3.58m x 3.61m)
Having a feature painted cast iron fireplace, painted floorboards, a double radiator and the uPVC double glazed window to the rear looking looking over the farm buildings to Dufton Pike.



Bedroom Three 11'8 x 8'1 (3.56m x 2.46m)
Having a feature painted cast iron fireplace, painted floorboards, a double radiator and the uPVC double glazed window to the front looking out across the village.



Bathroom 8'5 x 5'7 (2.57m x 1.70m)
Fitted with a wash basin, a toilet and an enamelled bath with tiles to two sides and a Mira electric shower over. The walls are part panelled, the floor is painted floorboards and the ceiling has recessed downlights. There is a shaver socket, a chrome heated towel rail and an extractor fan.





Second Floor
The stairs open into;

Attic Bedroom Suite 16'8 x 24' restricted headroom (5.08m x 7.32m restricted headroom)

The ceiling is open to the apex with recessed lighting and double glazed Velux windows to the rear with a fabulous view up to Dufton Pike and a uPVC double glazed arched window to the gable looks across the rooftops of the village to the surrounding countryside. The floorboards have been stripped and there is a double radiator.





En-Suite Shower Room 4'7 x 7'2 (1.40m x 2.18m)

Fitted with a wall mounted wash basin, a toilet and a low-step shower enclosure, tiled to two sides with a Triton electric shower over. The floor is ceramic tiled, the ceiling has recessed lighting and there is an extractor fan.



Outside

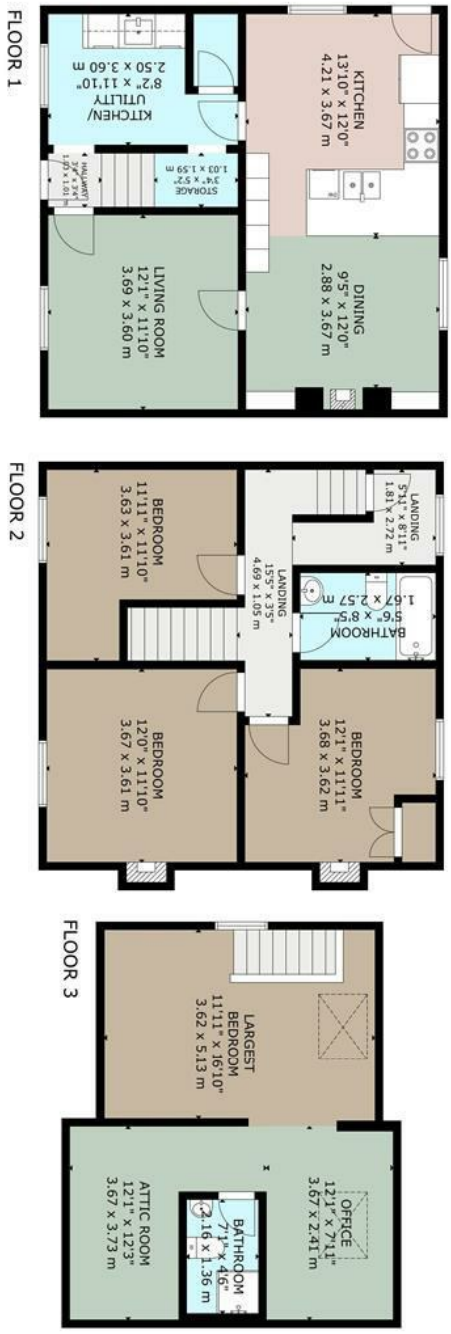
To the front of Helm House there is an attractive enclosed forecourt, laid to flags with a stone wall and iron railings around. The area enjoys a southerly aspect therefore benefitting from direct sunshine in the afternoon and evening.



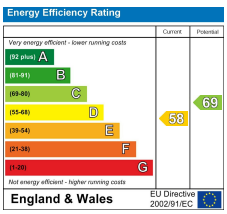


A path leads around around the side and across the rear of Helm House, where the air source heat pump is located.

To the side of the adjoining cottage is a further small garden area.



GROSS INTERNAL AREA
TOTAL: 154 m²/1,649 sq ft
FLOOR 1: 56 m²/600 sq ft, FLOOR 2: 56 m²/598 sq ft, FLOOR 3: 42 m²/451 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



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