



| Bampton | Penrith | CA10 2QR

Guide Price £1,500,000



**david britton**  
ESTATES

## Key features

- Wonderful Period Property
- Elevated location with stunning views
- Lake District National Park
- Grade II Listed
- 5 bedroom detached home
- Many original features
- Generous spaces internally and externally
- Attic with further potential (STP)
- Large Cellar
- Barns to the rear

## Description

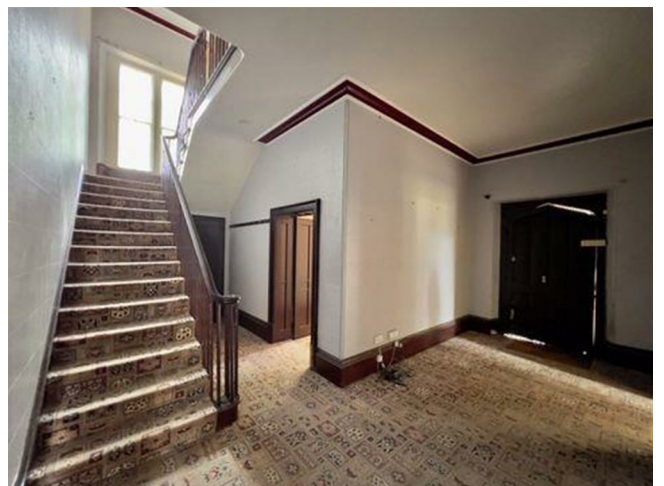
Sitting in an elevated and standalone position, surrounded by open countryside, Grange House is a magnificent 5 bedroom, Grade II Listed home with adjoining barns, perfect for those looking to put their own stamp on a substantial family home, located in a desirable location on the edge of Lake District National Park.

Dating back to 1856 with many original features throughout, the period home has an abundance of charm and character with most of the windows framing the superb Lakeland fell views. Internally it is in need of renovation throughout but has generous spaces, both internally and externally. On the ground floor there is an imposing staircase, three spacious reception rooms, large kitchen, pantry, utility room and a number of storage cupboards. On the first floor, there are 5 double bedrooms, one with a dressing area and a family bathroom. On the second floor, the loft space is extensive and has wonderful beams and further potential (STP). In addition there is a large cellar with a number of rooms accessed from the rear staircase and kitchen.

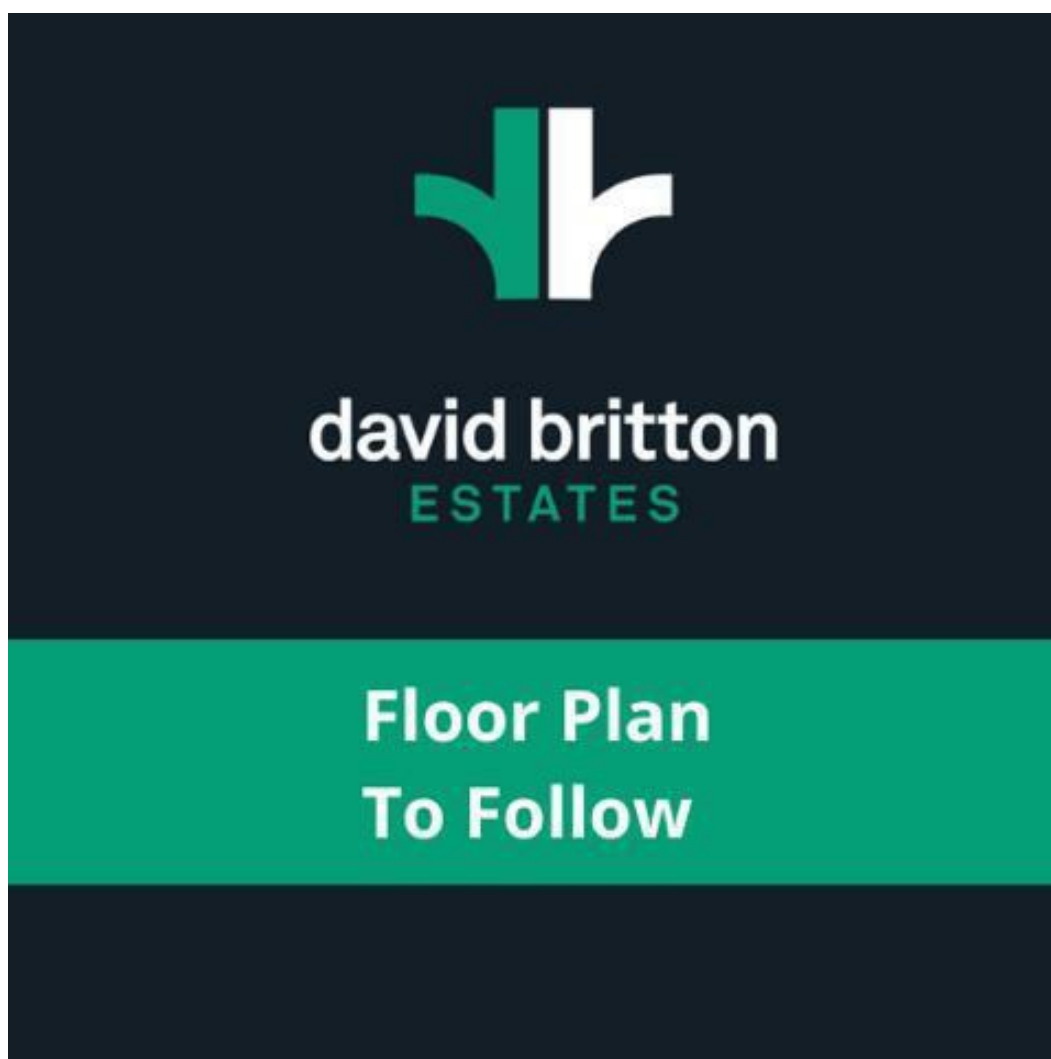
Externally the grounds are approached by a sweeping driveway, leading up to the house and round to a rear courtyard where there is ample parking for a number of vehicles and a car port area. The extensive gardens to the front and side are well established and mainly laid to lawn, with a tree lined border and an orchard area to the rear. Adjacent to the main house, there are two stone outbuildings which could be used to extend into the main home (STP) or for storage/wood store etc and across the courtyard there are 2 substantial barns which are a great addition to a home of this size. Subject to the relevant planning consents, these would make superb ancillary accommodation.


Located on the edge of the in the Lake District National Park, with a wealth of local amenities and outdoor activities on the doorstep, Haweswater and Ullswater are only a short distance away. Substantial properties like this in such eleva

## Directions







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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