



High Stead Ash , Brampton, CA8 2ES

Guide price £695,000





High Stead Ash

Brampton, CA8 2ES

- Rural retreat
- Main house with a number of outbuildings
- 10.5 acres of diverse land
- Large kitchen diner
- Elevated plot with panoramic views
- Private water supply
- Four bedroom home

Discover a rare opportunity to own a secluded countryside haven with boundless potential. Nestled on an elevated plot with breathtaking panoramic views, High Stead Ash offers the ultimate rural escape—completely free from neighbouring intrusions and just under 2 miles from the main road via a private forestry track.

This exceptional property package includes a historic main house dating to the late 1700s, waiting for your personal vision to transform it into something truly magnificent. The sprawling estate features an attached barn and hayloft ripe for conversion into additional living quarters or a separate dwelling (subject to permissions).

Highstead Ash represents a blank canvas for the discerning buyer seeking privacy, potential, and the rare opportunity to create a truly personalised countryside retreat. The possibilities are limited only by your imagination.



About

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Embrace the freedom of nearly completely off-grid living with a private water supply, requiring only minimal connection to mains electricity. This untouched setting creates the ideal canvas for implementing green energy solutions, allowing you to craft a truly sustainable lifestyle. The property sits proudly amidst approximately 10.5 acres of diverse land, offering complete privacy and freedom to create your dream countryside estate.

Step into a character-filled main house featuring a spacious farmhouse kitchen-diner that forms the heart of the home. Gather in the impressive sitting room anchored by a statement stove, or retreat to the cosy secondary snug for more intimate moments. Upstairs, four generous bedrooms await your personal touch. Outside, discover a collection of courtyard-facing outbuildings including a striking double-story barn with exceptional conversion potential. The formal gardens showcase a large pond, leading to a young orchard spanning approximately one acre with a variety of fruit trees. A substantial three-acre paddock offers endless possibilities, while two woodland areas flanking the gated drive and an additional half-acre of rough grazing complete this remarkable package. The property also includes a large agricultural shed that can be retained or removed to create additional space according to your vision.

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Location

The nearby village of Gilsland provides convenient access to a primary school, café, and pub, while the charming market town of Brampton—just 10 miles west—offers a good secondary school and a wider range of amenities. The A69 is readily accessible, providing easy connections to Newcastle and the North East, as well as the M6 motorway and the stunning Lake District. The property's proximity to Hadrian's Wall and ancient Roman forts such as Birdoswald presents exciting opportunities for potential income-generating ventures alongside your rural idyll.

Main Road 1.9 | Gilsland 6 | Lanercost 7.7 | Brampton 10.7 | Carlisle 17.5 | M6 motorway 15.5 | A69 7 | Newcastle International Airport 46

Kitchen Diner	15'7" x 23'3" (4.75 x 7.10)
Sunroom	16'4" x 17'0" (5.00 x 5.20)
Lounge	15'5" x 19'8" (4.70 x 6.00)
Snug	14'11" x 11'3" (4.55 x 3.45)
Cloakroom	7'8" x 12'3" (2.35 x 3.75)
Utility	7'8" x 17'8" (2.35 x 5.4)
Downstairs WC	
Bedroom One	15'3" x 11'5" (4.65 x 3.50)
Bedroom Two	15'7" x 11'1" (4.75 x 3.40)
Bedroom Three	11'9" x 8'2" (3.60 x 2.50)
Bedroom Four	7'10" x 15'8" (2.40 x 4.80)
Bathroom	7'10" x 14'9" (2.40 x 4.50)

Please Note

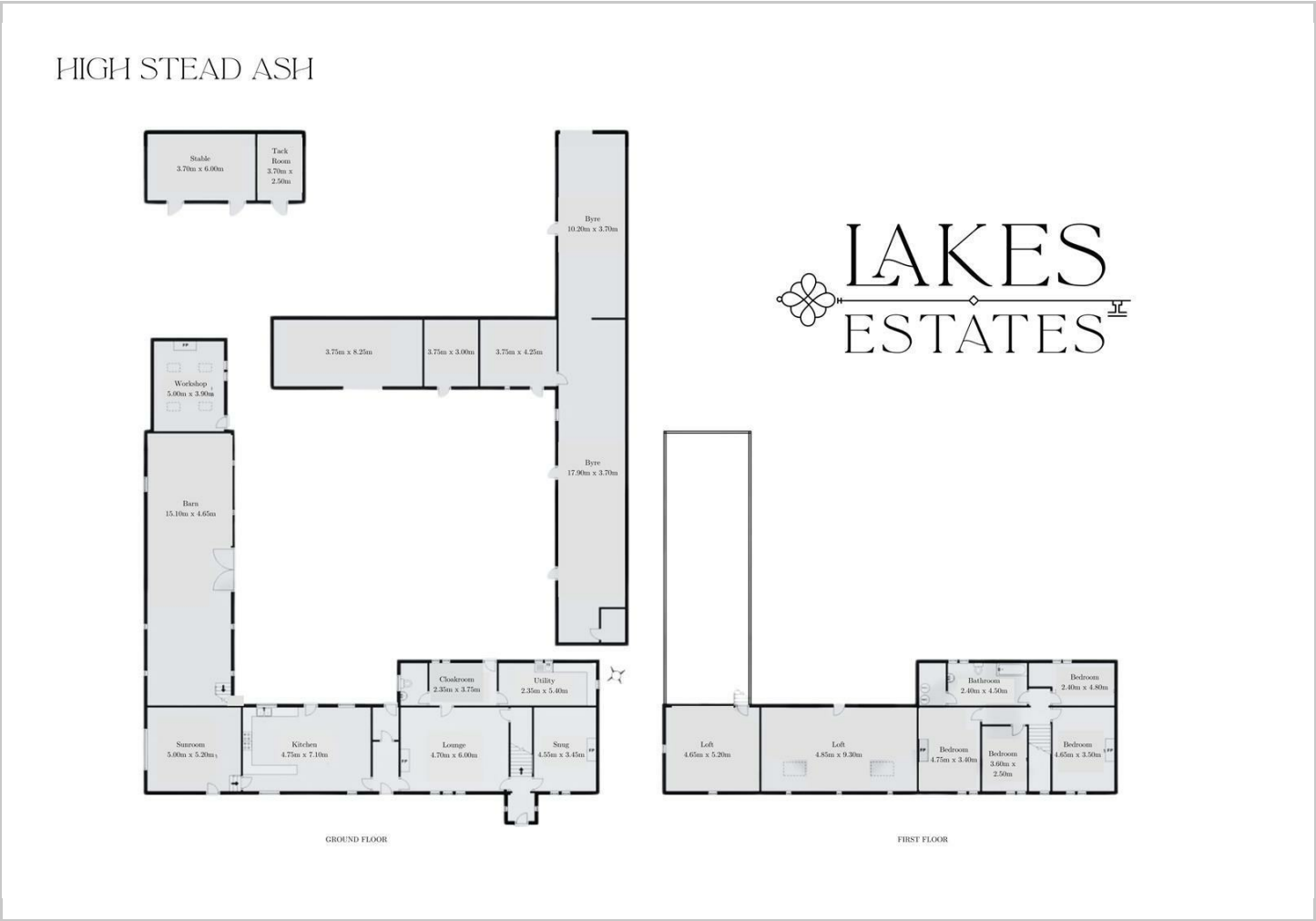
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Directions

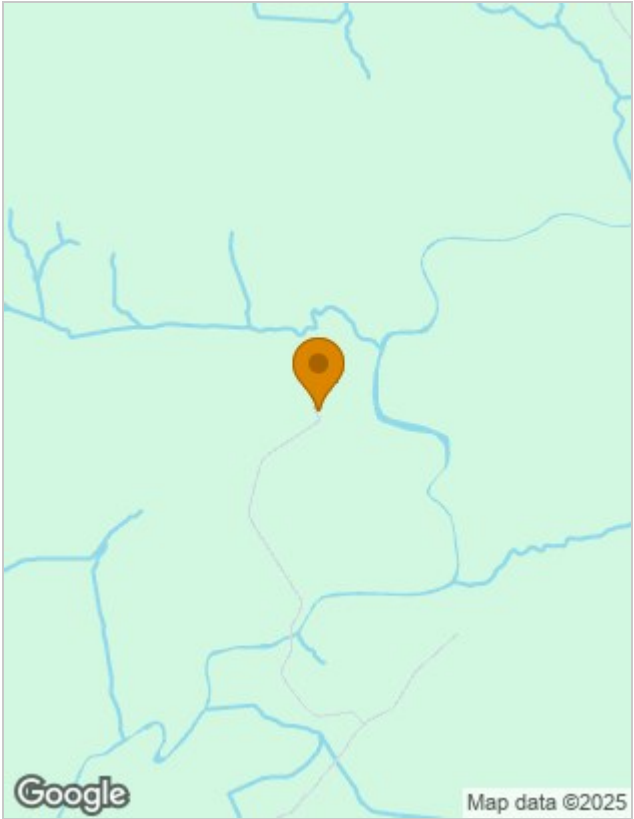
The property is located at What3words location [///shoppers.lobster.waltzes](#) and the entrance to the track from the main road is at [///firming.outbursts.napped](#)



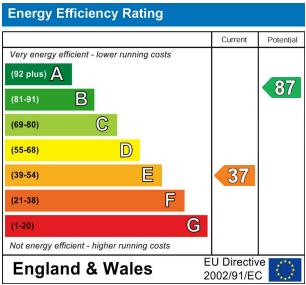
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.