



Bracken Hill , Penrith, CA10 3DS

Guide price £750,000





Bracken Hill

Penrith, CA10 3DS

- Detached countryside property
- Outstanding opportunity for family living or investment
- Six bedrooms providing flexible living arrangements
- Fantastic semi rural Eden Valley location
- Close to Penrith and all transport links
- Versatile accommodation including main house, annexe & holiday let
- Beautifully maintained gardens with panoramic views
- Parking and storage facilities
- A short drive to the Lake District

Bracken Hill is an exceptional detached country residence comprising three properties just outside Great Strickland, near Penrith. The main house features open-plan living with kitchen, lounge, dining and conservatory on the ground floor, plus three bedrooms, bathroom and w.c.above. The self-contained annexe offers open-plan living/kitchen, double bedroom and shower room, while Sunny Hill holiday cottage provides open-plan living/dining/kitchen and two double bedrooms, one of which is en-suite and bathroom.

Set in mature landscaped grounds with south-east and south-west facing gardens, the properties enjoy stunning views across fields toward the Pennines. Multiple seating areas, established flower beds, extensive parking, detached garage and storage. This rare opportunity combines substantial family living with proven income potential, perfect for lifestyle buyers, investors, or multi-generational families seeking a premium rural location in Cumbria.

Directions

From Penrith town centre, travel south on the A6 through Eamont Bridge, Clifton, and Hackthorpe. Beyond Hackthorpe, turn left following signs for Great Strickland. Continue through Great Strickland village, past the church, for approximately one-third of a mile. Bracken Hill can be found on the right-hand side.

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Kitchen

9'1" x 18'1" (2.78 x 5.52)

Well-appointed fitted kitchen featuring granite work surfaces and tiled splashbacks. Equipped with integrated refrigerator, traditional Belfast sink with mixer tap, and freestanding AEG cooker with induction hob and overhead extractor. Central island unit provides additional workspace and storage. Beamed ceiling, radiator, double glazed rear window, latch door to inner hallway and open access to the dining area.

Dining

11'5" x 10'9" (3.50 x 3.30)

There is a spacious dining room featuring a multi-fuel stove set within an inset fireplace complete with oak lintel. Character beamed ceiling, elegant solid oak flooring throughout, and dual sash windows to the front elevation providing excellent natural light. Two radiators ensure year-round comfort, with front access door and steps leading down to the lounge area.

Lounge

11'2" x 13'3" (3.41 x 4.05)

The lounge is a cosy space with multi-fuel stove featuring attractive sandstone hearth and surround. Double glazed windows to both front and side aspects, radiator, and exposed beamed ceiling adding character. Steps provide access up to the conservatory

Conservatory

10'8" x 9'3" (3.26 x 2.83)

The conservatory is a bright space with striking apex ceiling and quality hardwood flooring. French doors open directly onto the rear garden, creating seamless indoor-outdoor living.

Store

5'11" x 6'1" (1.81 x 1.87)

The store is a practical space housing Worcester boiler, washing machine plumbing, and space for fridge freezer. Tile effect flooring and double glazed window complete the room.



Upstairs Hall

9'0" x 5'9" (2.75 x 1.77)

The upstairs hall has a character beamed ceiling with Velux window and radiator. Latch doors provide access to cloakroom and bedrooms, with steps down to additional bedroom and family bathroom.

W.C.

5'7" x 5'9" (1.72 x 1.76)

Compact three-piece suite featuring low level WC, bidet, and pedestal wash basin. Sloping ceiling, radiator, and tile effect flooring.

Bathroom

7'10" x 5'11" (2.40 x 1.81)

Bedroom One

12'5" x 11'0" (3.80 x 3.37)

Bedroom one is a generous double bedroom with sash window to front taking in the surrounding countryside views, radiator, fitted carpet and fitted wardrobes providing excellent storage.

Bedroom Two

11'5" x 7'3" (3.48 x 2.22)

Bedroom two is a well-proportioned bedroom with front-facing sash window, radiator, fitted carpet and loft access.

Bedroom Three

9'8" x 11'3" (2.97 x 3.43)

Bedroom three is a double bedroom with sash window, fitted carpet and radiator.

Outside

The front of the property features a low-maintenance walled garden with adjacent lawned area. Gated access leads to a gravelled driveway with further gated access to Bracken Hill's gardens. The rear offers a low-maintenance garden perfect for outdoor dining, with steps ascending to a lawned side garden featuring mature shrubs, trees, and bushes. Gravelled pathway and steps lead to a patio area and additional gravelled space. Includes storage shed and garage with bi-folding doors, power, and lighting. Log store and oil tank serving both Bracken Hill and Sunny Hill (Holiday Cottage). Parking is available for several vehicles.

Annexe

The annexe is a fantastic addition to the property, with an open plan lounge kitchen area with window and Velux window provide excellent light, radiator, and quality oak flooring. The kitchen has fitted base units with matching worksurfaces and splashbacks, single drainer sink with mixer tap, washing machine plumbing, and space for tumble dryer. Doors provide access to bedroom and shower room. The bedroom is a double bedroom with double glazed window, radiator, and oak flooring. The shower room has a three-piece suite with corner shower cubicle, low level WC, and pedestal wash basin. Towel rail radiator and tile effect flooring. Externally there is a spacious gravelled area to the side providing parking and access to Bracken Hill's garage. The annexe is council tax band A (with a 50% discount available for dependents) and also has scope to become a second holiday let.





Sunny Hill Cottage

Currently marketed as a successful holiday let, Sunny Hill is a beautifully presented two bedroom cottage. There is an impressive open-plan space featuring wood burning stove set within an Inglenook fireplace with stone hearth and oak beam above. Solid wood flooring throughout, double glazed Velux windows, double glazed windows to three elevations, and French doors to the gable end. There is a well-fitted kitchen with timber worksurfaces featuring single drainer sink with mixer tap, electric oven, ceramic hob with extractor hood above, integrated dishwasher and fridge. Double and single radiators, with oak door to inner hallway. The inner hallway has a built-in storage cupboard, solid wood flooring, loft access, single radiator, with doors to bedrooms and bathroom. Bedroom one has double glazed windows to two aspects overlooking the garden, double radiator, loft access, and door to en-suite shower room with a three-piece suite with shower cubicle, low level WC, and wall mounted wash basin. Tiled flooring, recessed halogen downlights, extractor fan, and dual fuel heated towel rail. Bedroom two is a double bedroom with two double glazed front windows and radiator. The main bathroom has a three-piece suite with shower over panelled bath, low level WC, and wall mounted wash basin. Tiled flooring, recessed halogen downlights, dual fuel heated towel rail, extractor fan, and double glazed rear window. Outside there is a south west facing garden with an attractive patio garden with generous lawned area. External Worcester oil-fired boiler provides hot water and central heating. Front parking available. It is currently marketed through Sykes Cottages - https://www.sykescottages.co.uk/cottage/Lake-District-Cumbria-The-Lake-District-Moorside/Sunny-Hill-986584.html?_hsearch=1908135d5295a5836d7&_price=308&_display=1

Services

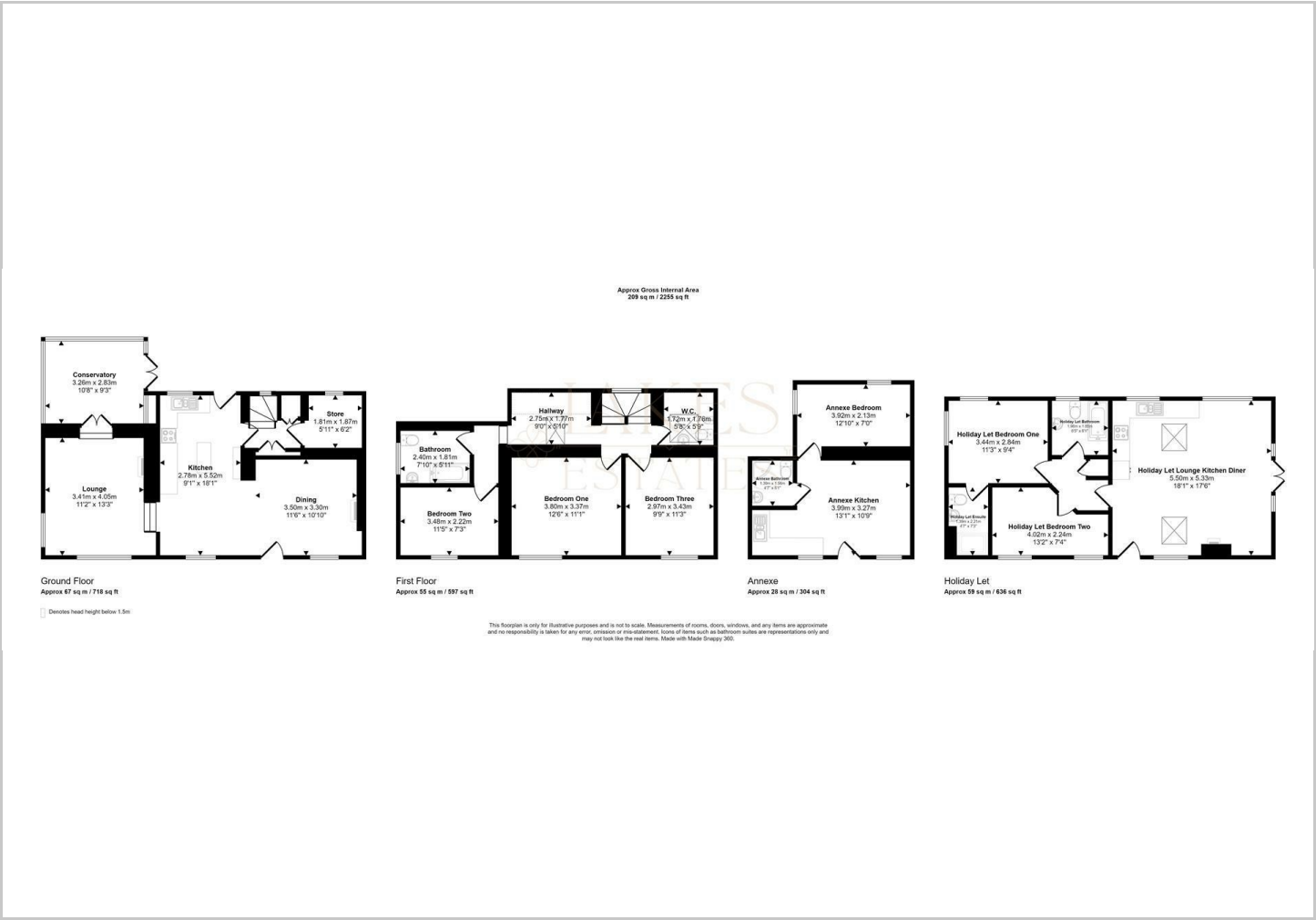
Mains water, drainage and electricity on all properties. Heating: Bracken Hill and Sunny Hill - Worcester Oil boilers / Annexe heating provided by Calor Gas cannisters.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.



Floor Plans



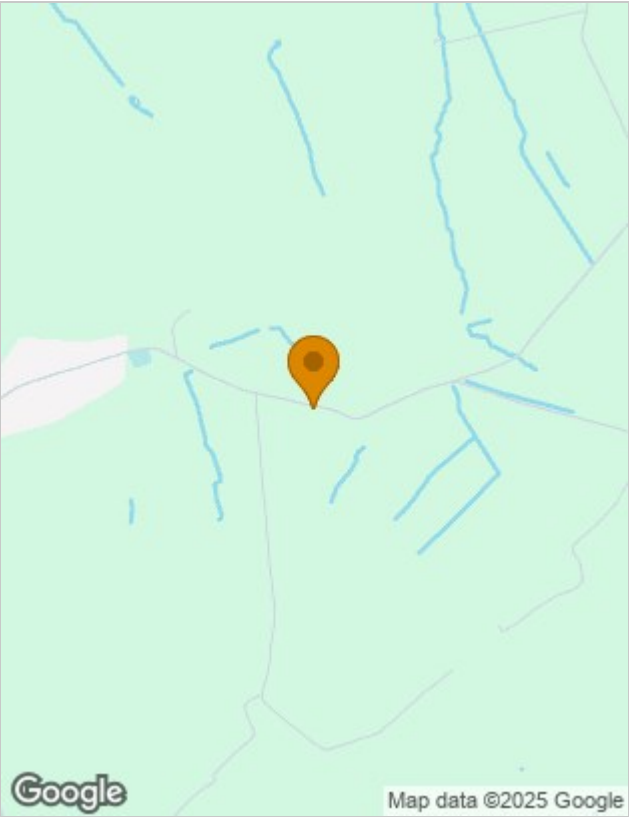
Viewing

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.

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Location Map



Energy Performance Graph

