



GRANGE HOUSE

Bampton Grange, Penrith, Cumbria



GSC GRAYS

PROPERTY • ESTATES • LAND

GRANGE HOUSE

BAMPTON GRANGE, PENRITH, CUMBRIA, CA10 2QR

Penrith and M6 Junction 40 9.5 miles, Ullswater 11 miles, Kendal 20 miles
(distances approximate)

A BEAUTIFULLY POSITIONED FARMHOUSE, WITH USEFUL
OUTBUILDINGS AND DEVELOPMENT POTENTIAL, SET
IN ITS OWN GROUNDS. SPECTACULAR VIEWS OF THE
FELLS IN THE LAKE DISTRICT NATIONAL PARK

Accommodation

- Entrance hall, 3 reception rooms, 6 bedrooms, bathroom, kitchen/
breakfast room, attic, cellar – approximately 4,058 sq ft
 - Separate utility room, WC and garage
 - Full range of traditional and modern farm buildings
including vernacular Cumbrian barn
 - Lovely garden with fabulous outlook, grazing paddocks, amenity woodland
 - Good road and rail links
 - EPC rating G
- In all about 10.97 acres
FOR SALE AS A WHOLE



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Situation

The village of Bampton Grange is to be found on the eastern edge of the iconic Lake District National Park in the Lowther valley, where The Haweswater Beck joins the River Lowther, an area of countryside famed for its stunning scenery, breathtaking beauty and strong agricultural tradition.

Grange House occupies an elevated position just to the east of the village. It has wonderful views across the valley to the fells in the distance. The neighbouring villages of Bampton and Askham each have their own village shop. Penrith and Ullswater are approximately 9.5 miles north and 11 miles west of Grange House. Penrith provides a complete range of services, including schooling. Shap (4 miles) also has a primary school. By car, via M6, Carlisle (28 miles) and Lancaster (43) miles can be reached within 45 minutes and 55 minutes respectively. The West Coast mainline railway from Penrith to London Euston takes 3 hours and forty minutes.

Grange House is an ideal base for those wishing to take advantage of the wealth of scenic, sporting and recreational activities available locally. It is just under 26 miles from Lake Windermere, slightly further to Ambleside. Its location within The National Park ensures access to a wide range of rural pursuits and activities such as fell walking, wild/bird-life watching, climbing, sailing, open water swimming, diving, riding, game shooting and fishing.

Description

Grange House is a fine-looking farmhouse with adjoining barns, perfect for those looking to put their own stamp on a substantial family home located in fabulous Lakeland countryside. Dating from 1856, the house retains many of its original features and is full of charm and character. Although in need of refurbishment throughout, much can be made of its generous and elegant proportions internally and opportunities externally.

On the ground floor there are three spacious reception rooms, as well as a large kitchen. An impressive staircase



leads from the hall to the first floor where there are six bedrooms. Together with the rooms on the second (attic) floor there is scope to rationalise the bedroom and bathroom accommodation (subject to obtaining the necessary consents) to create a really comfortable and striking family home.

Outside, a long private drive leading from the public road, sweeps through the lawns up to the front of the house, whilst the back drive continues around to the rear courtyard where there is plenty of parking. Adjacent to the main house, but currently not linked to it, is the utility room and garage. Next door is the former dairy; across the concrete yard is stabling inside a two-storey traditional barn. Adjoining, and running at right angles to these buildings is the impressive (also two-storey) Cumbrian barn. All these buildings have potential for conversion to alternative uses (possibly income generating), including secondary accommodation. A concrete yard separates the Cumbrian barn from two redundant, relatively modern, livestock buildings and a redundant silage pit.

In front of the house is a grass field which provides excellent grazing and is interspersed with specimen trees in shelters. It is bound by a stone wall and wire fence, with amenity woodland along the southern edge. Along the north-east boundary of Grange barn is a belt of trees and a small paddock with a traditional Cumbrian byre/field shelter.

(See floor plans and boundary plan for building/room layout and dimensions)

Services

Mains water supply, private drainage to a septic tank. Oil-fired central heating. These services have not been tested and therefore there is no warranty from the agents.

Council Tax

Grange House – Band G

EPC

Grange House - Rating of (20) G



Directions

what3words (to where the public road meets the drive):
///dentistry.tightrope.term

Tenure

Freehold with vacant possession on completion.

Viewing arrangements

Strictly by appointment through GSC Grays.
T: 01524 880346

Offers/Closing date

Prospective purchasers are advised to register their interest in writing with the selling agents following an inspection. A closing date by which offers must be submitted may be fixed later. Anyone who has informed the selling agents in writing that they intend to make an offer will be notified of the closing date (if one is set).

Local authority

Westmoreland and Furness District Council.

CONDITIONS OF SALE

Fixtures & Fittings

Items not specifically mentioned within the sale particulars are not included in the sale but may be available for purchase at separate valuation.

Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

Deposit

On exchange of contracts a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be nonreturnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agent.



Entry

By arrangement.

Anti-Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti-money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

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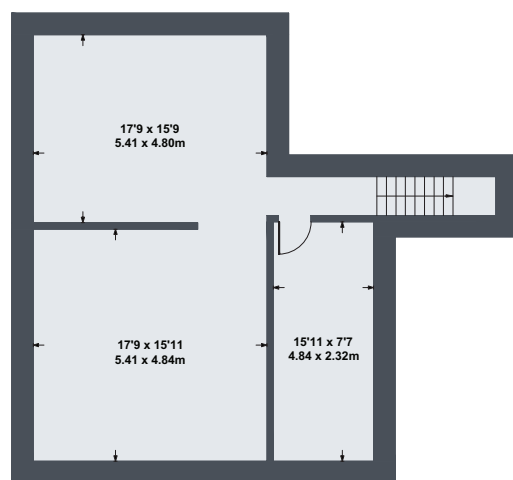
Approximate Gross Internal Area
4058 sq ft - 377 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

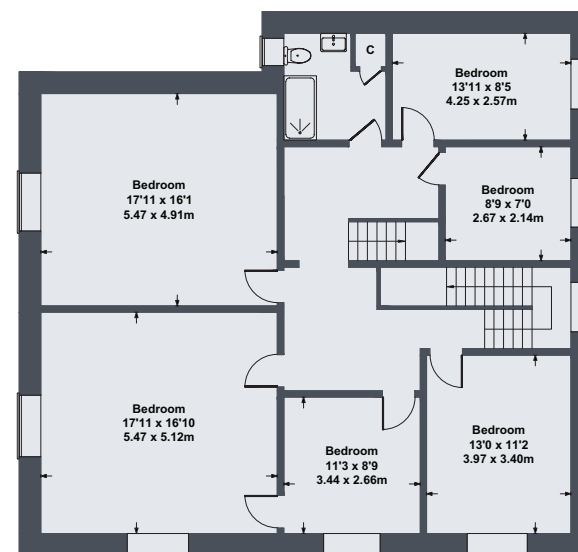
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BASEMENT



GROUND FLOOR



FIRST FLOOR

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: May 2025