

Superb Lifestyle & Business Opportunity

NORTH CUMBRIA



FINEST
PROPERTIES



A magnificent period country house with portfolio of luxury holiday cottages

Talkin Tarn Country Park 2.2 miles | M6 J43 8.9 miles | Carlisle City Centre 11.2 miles
Newcastle International Airport 45.1 miles





The Property

A truly sensational period country house which sits majestically in beautiful private and secluded grounds with a portfolio of three luxury holiday cottages. The property is currently being operated as a successful lifestyle and business venture, with a stunning private home and self-catering accommodation within the cottages, benefitting from a wealth of opportunities to relax in style or explore the glorious surroundings.

The idyllic location in north east Cumbria offers a peaceful position with picturesque surroundings, close to the North Pennines AONB, Northumberland National Park, Solway Coast AONB, the Scottish Borders and the magnificent Lake District National Park, a designated UNESCO World Heritage Site. As a centre for visitors to explore and experience the area, the property is within easy reach of market towns, beautiful beaches and spectacular fells, as well as sitting close to the path of historic Hadrian's Wall.

The site offers outstanding potential to interested parties considering ventures such as a wedding venue or wellness retreat, or to utilise the grounds for further development, subject to securing the necessary consents. This could allow the expansion of the holiday business, further accommodation or the creation of alternative income streams. The tennis court area could be developed as stables to service an equestrian set up within the generous grounds.





Main House

The Grade II* Listed house was built in 1878 by celebrated architect Philip Webb, a contemporary of William Morris and Edward Burne-Jones, and one of the founding fathers of the Arts and Crafts Movement inspired by the works of John Ruskin. Originally built at the commission of the Earl of Carlisle for use by his estate manager, the house was inspired by a traditional border bastle house, and this history is very much evident in the splendid building that stands today.

The property is currently a family home of impressive proportions. Expansive and versatile reception rooms provide fabulous comfortable living spaces. The atmosphere is bright and airy, with soaring high ceilings that reflect the history of the building. Characterful touches include striking feature fireplaces in the reception rooms and hall, and a magnificent bay window in the dining room. The kitchen/breakfast room has a gorgeous contemporary country house style and is complemented by a utility room, laundry room and a remarkable array of store rooms.

The bedroom accommodation is arranged across the first and second floors. The bedrooms are all finished with tasteful décor and simple, relaxing style. The bathrooms are a mix of en-suite and family facilities, with luxurious suites and quality sanitary ware.

There is scope to configure to individual needs, with the range of rooms offering tremendous flexibility for a study, play room, craft and hobby room and a host of other possibilities.













Main House Floor Plans

Total area: approx 519.3 sq. metres (5589.3 sq. feet)

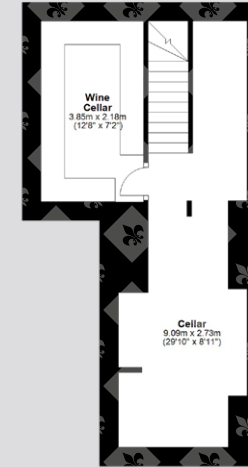
First Floor



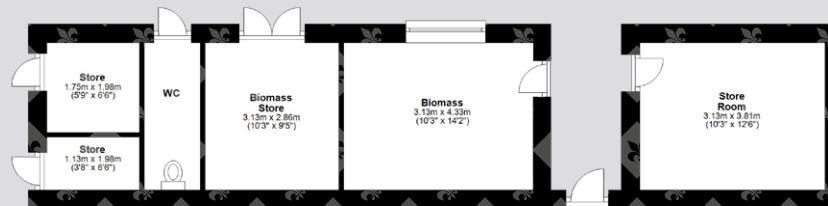
Ground Floor



Second Floor



Lower Ground Floor



Outbuildings

COTTAGE 1



Holiday Cottages

Nestled within the grounds are the luxurious self-contained cottages offering holiday accommodation of the highest standard and comfort. The development of these attractive properties has been carried out to meet the highest standards of workmanship, with two cottages formed from original period buildings and the third thoughtfully designed as a more contemporary counterpoint, yet still blending seamlessly with the surroundings. The same high quality of décor, fixtures and fittings found in the main house can also be found in each of the cottages, making them instantly recognisable as part of the same family of properties whilst also highlighting the distinctive and unique character and feel of each.

The largest of the cottages is sumptuous barn conversion with five bedrooms that sleep up to ten guests in all. Expansive entertaining spaces ensure a wonderful time mingling for larger groups of friends and family.

The next cottage can accommodate six guests across three bedrooms in a spacious and airy open plan layout. Extensive glazing bathes the interior in natural light and makes the most of views across unspoiled countryside.

The third cottage adjoins the main house and offers a cosy, characterful retreat. Charming original features include stone flag flooring, a range fireplace and exposed beams.

All of the cottages have been renovated to include contemporary touches such as underfloor heating and exceptional modern bathrooms. Both the cottages and the main house benefit from hard wired WiFi repeaters to ensure consistent coverage across the whole site.



COTTAGE 1

COTTAGE 1



COTTAGE 1



COTTAGE 1



COTTAGE 1



COTTAGE 1



COTTAGE 1



COTTAGE 1



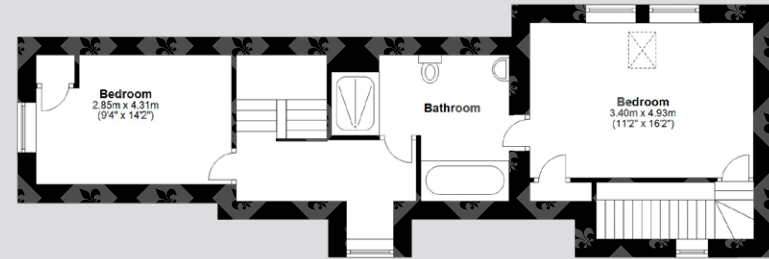
COTTAGE 1

Cottage 1 Floor Plans

Total area: approx. 270.5 sq. metres (2911.1 sq. feet)



Ground Floor



First Floor



COTTAGE 2



COTTAGE 2



COTTAGE 2





COTTAGE 3



COTTAGE 3



COTTAGE 3

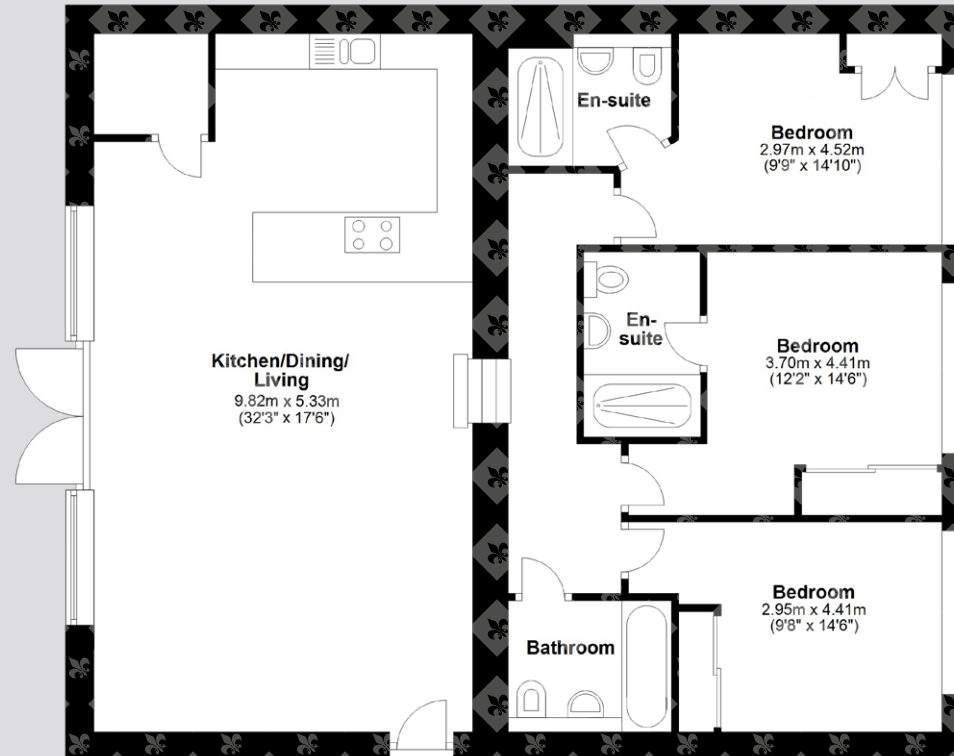
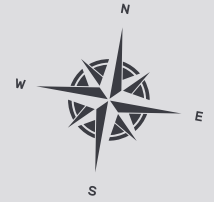


COTTAGE 3



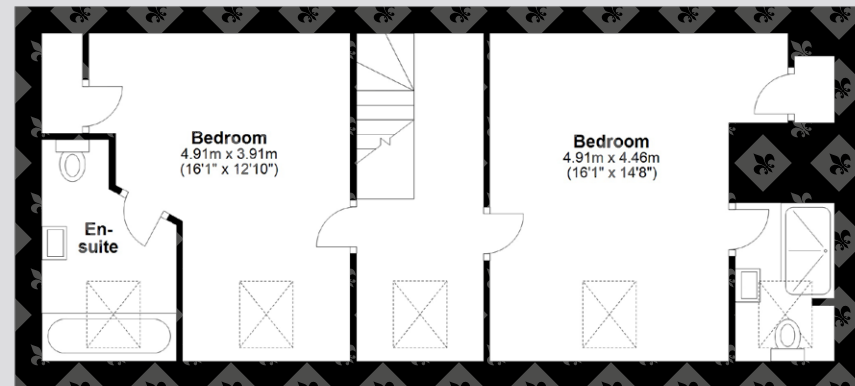
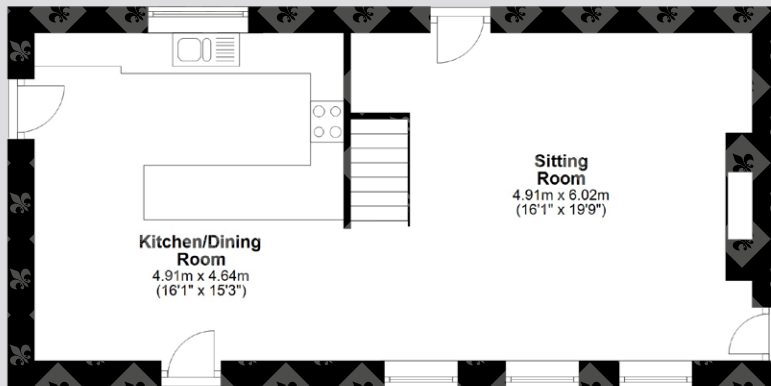
Cottage 2 Floor Plans

Total area: approx. 122.6 sq. metres (1319.2 sq. feet)



Cottage 3 Floor Plans

Total area: approx. 102.0 sq. metres (1097.9 sq. feet)



Externally

Established and mature parkland-style gardens provide lovely outdoor space with surrounding woodland offering privacy and shelter. The driveway is divided into two parts, with a private drive serving the main house and a second parallel drive for the cottages. This ensures privacy for the residential home.

The formal gardens for the house incorporate expansive lawns and a large pond. There are outdoor seating areas to enjoy the sun throughout the day and at all times of the year.

Each cottage has outdoor space and there is ample parking to serve every part of the property, with a separate dedicated parking area for use by guests visiting the cottages.

In all the property extends to around 4.29 acres.

Local Information

The property is situated close to the thriving market town of Brampton which offers excellent local amenities with a good range of shops, Post Office, chemist, hairdresser, art gallery, GP practice and dental surgery. The surrounding countryside offers excellent walks at nearby Talkin Tarn Country Park and Gelt Woods and the RSPB Geltsdale nature reserve nearby. There are amazing walks directly from the property, with the line of historic Hadrian's Wall passing close by to the north.

For schooling there are nursery and primary schools in Brampton and Lanercost, whilst William Howard School offers secondary education. Queen Elizabeth Grammar School in Penrith and Austin Friars school in Carlisle also offer excellent alternatives for secondary schooling.

Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

The property is well positioned for access to the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. Brampton Junction rail station offers cross country services between Newcastle and Carlisle, while the station in Carlisle provides excellent main line services to major UK cities north and south.





Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank serving all four properties and sized to exceed demand for site at full occupancy. Central heating and hot water from 85kW biomass boiler sized to exceed demand for site at full occupancy. RHI scheme with index-linked payments that have so far covered all fuel costs for the entire site. Payments will continue until 31st March 2035.

Council Tax

Main House - Band G
Cottages - Business Rated
(exempt small business)

EPC

Exempt

Tenure

Freehold

Viewings Strictly by Appointment

T: 015394 68400

E: cumbria@finestgroup.co.uk





Finest Properties

015394 68400
cumbria@finestgroup.co.uk
finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any 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 the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.