



Morland

£500,000

Wingrove Cottage, Water Street, Morland, Penrith, Cumbria, CA10 3AY

Discover the perfect blend of charm and modern living in this exquisite detached Grade II listed house, nestled in the heart of the picturesque village of Morland. Featuring high ceilings and stone wall features, exuding charm and character throughout. The rear of the property has been extended, which we have been advised has been approved by local planning.

As you approach this distinguished residence, you are greeted by its classic façade, inviting you to step inside. The entrance hall leads into the sitting room, living room and galley kitchen. Carpet stair runner leads to the upper floor and extends the full length of the landing.

Quick Overview

Limestone detached property
Living room, sitting room & dining room

Spacious bedroom 1 with log burner & En- suite

Picturesque village location

Gardens

Grade II Listed

Driveway

Garage

Broadband - Superfast available



4



2



3



Superfast
Available



Garage &
Driveway



Kitchen



Dining Room



Living Room



Sitting Room

On the left is the cosy living room which is a true sanctuary, featuring a striking stone wall feature, wooden beams and high ceilings that adds character and warmth. Gather around the log burner on chilly evenings, creating memories with loved ones in this cosy yet spacious setting. Sash window to front and window to side aspect.

For those who appreciate a touch of indulgence, the sitting room offers a unique feature- a dedicated area for your collection of alcoholic beverages. This charming space is perfect for unwinding with a glass of your favourite tipple. Additionally, clever storage solutions under the stairs ensure that every inch of space is utilised efficiently, keeping your home tidy and organised. Log burner. Sash window to front aspect. We have been advised that the living room and snug have Jaipur limestone flooring, however this has not been confirmed.

Stepping inside the thoughtfully designed extended galley kitchen, where culinary adventures await. This space seamlessly flows into the dining room. The kitchen is a harmonious blend of classic charm and modern functionality, featuring integrated electric Induction hob, double oven and extractor with availability for dishwasher, washing machine, and free standing fridge/ freezer. Belfast sink with hot and cold taps. White coloured worktops with wooden base units. Double glazed sash window to side and rear aspect. Part splashback with stone tiled flooring. Adjacent to the kitchen, a delightful dining area with stone wall feature, provides the perfect setting for entertaining guests or enjoying intimate family meals. Two double glazed sash windows flood the room with natural light, with access leading into the rear garden. We have been advised the kitchen and dining room floor is engineered oak flooring, however this has not been confirmed.

Upstairs, the property offers a selection of generously sized bedrooms. Bedroom 1 is a spacious double bedroom with En-suite and charming log burner. Double glazed window to front aspect. Three piece En- suite with bath, WC and basin with hot and cold taps. Double glazed Velux window to rear. Part tiled with laminate flooring. Bedroom 2 is a generous sized double bedroom with stone wall feature and double glazed sash window to rear aspect. Bedroom 3 is a small double bedroom with double glazed sash window to front aspect. Bedroom 4 is a single bedroom with sash window to front aspect. Three piece shower room with shower, WC and basin with mixer taps. Heated towel rail and stone wall feature. Double glazed sash window to rear aspect with slate tiled flooring. We have been advised the bedrooms have engineered oak flooring, however this has not been confirmed.

Outside, the property is set within beautiful gardens, offering a peaceful oasis for relaxation. The front garden complete with stone wall and wooden fence boundary, grassed lawn, trees of various sizes and shrubs. The rear garden is tiered with grassed lawn, patio for al fresco dining, trees of various sizes and shrubs. Additionally, there is a garage and driveway.

Morland is a beautiful village surrounded by the Eden Valley countryside, and located just a few miles outside of the Lake District National Park. The Pennines sit East of the village with the Yorkshire Dales to the South.

Accommodation with approx. dimensions

Ground Floor

Hallway

Kitchen

15'4" x 5'11" (4.67m x 1.80m)

Dining Room

13'5" x 9'2" (4.09m x 2.79m)

Living Room

15'11" x 11'0" (4.85m x 3.35m)



Bedroom One



En-suite



Bedroom Two



Bedroom Three



Bedroom Four



Shower Room

Sitting Room

11'3" x 11'3" (3.43m x 3.43m)

Garage

18'6" x 11'6" (5.64m x 3.51m)

First Floor

Bedroom One

15'11" (4.85m x 3.53m)

En- suite

Bedroom Two

13'4" x 9'2" (4.06m x 2.79m)

Bedroom Three

9'11" x 8'8" (3.02m x 2.64m)

Bedroom Four

9'6" 9'2" (2.90m x 2.79m)

Shower Room

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland and Furness

Services & Utilities

Mains electricity, mains water and mains drainage

Broadband Speed

Superfast available.

What3words Location

///locals.carbonate.boating

From Penrith head south-east on Little Dockray towards Corn Market/ A592. Take the A66, Moor lane/ Regional Route 71 and Wetheriggs to Regional Route 71 in Moreland. Drive to Regional Route 71 and turn right onto Water Street. The property will be on the right hand side.

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£500,000

Anti-Money Laundering (AML) Regulations

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Front Aspect



Front Garden



Rear Aspect



Garden

Meet the Team

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Water Street, Morland, Penrith, CA10 3AY

Approximate Area = 1568 sq ft / 145.6 sq m

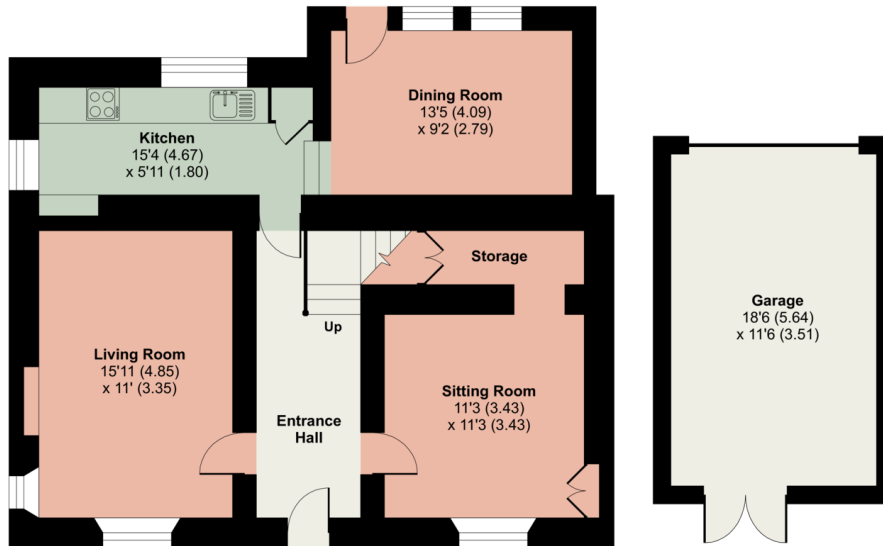
Garage = 213 sq ft / 19.8 sq m

Total = 1781 sq ft / 165.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hackney & Leigh. REF: 1260916

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