



Morland

£450,000

Fernleigh, Water Street, Morland, Penrith, CA10 3AY

Built in circa 1722, the charm of this Georgian gem extends beyond its walls, with the enchanting village of Morland offering a serene backdrop. This exquisite home is a rare find, having been cherished by the same family since the 1950s. Steeped in history, full of character and spanning three floors, the home offers the perfect blend of traditional charm and modern convenience. You'll be captivated by the high ceilings throughout that create an airy and spacious feel that enhances the sense of openness throughout the home. This is a unique opportunity to own a piece of history charm, however the home will need some upgrading, it offers a canvas for modern enhancements, allowing you to infuse your personal style and preferences. Embrace the opportunity to make it your own and create a legacy for generations to come.

Additionally, there is a substantial cellar and a two-storey barn, which presents an exciting opportunity for development, subject to all necessary building consents and planning applications. Currently there are no existing planning or pre-planning applications. Externally, there is a large driveway for ample off street parking.

As you step through the front door, you are greeted by a welcoming entrance hall, featuring an arch ceiling that exudes classic charm.

Quick Overview

5 Bedroom Georgian property
Kitchen, dining room, living room & snug
Utility room, pantry and boot room
Cellar
Two- storey barn with no planning applications
Beautiful village location
In need of upgrading
Driveway for ample parking
Superfast broadband available



5



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3



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Superfast
available



Driveway

Property Reference: P0449



Kitchen



Dining Room



Living Room



Aerial View

To your right is the living room, complete with bare floorboards, high ceilings and open fire with surround, offering a blank canvas to create a relaxing space. Double glazed window to front aspect. Adjacent to the living room is the cosy snug, perfect for quiet moments or relaxing by the multi fuel stove on those chillier evenings. Two double glazed windows bringing in lots of natural light. Access to boot room. We have been advised that the flooring in the hallway and snug is solid poured flooring, however this has not been confirmed. The bespoke kitchen is both functional and full of character and conveniently located off the entrance hall. Featuring an Everhot electric Induction hob with triple ovens and hot plate. We are advised; the cooker is a heat storage cooker. Stainless steel sink with hot and cold taps. White coloured worktops with ample wall and base units which we are led to believe the made by a local joiner. Availability for a free standing fridge/freezer. Wooden flooring. Access into the dining room and utility room. The kitchen seamlessly flows into the dining room, where a multi fuel stove with a charming surround takes centre stage. The warmth of the fire complements the rustic wooden beams overhead, adding to the room's timeless appeal creating a space where family and friends can gather, whether for intimate dinners or lively celebrations. Double glazed window to front aspect with carpet flooring.

For added convenience, there is also a utility room, large pantry and boot room. The utility room provides availability for washing machine and dishwasher.

Venture upstairs to find five generously sized bedrooms, offering flexibility for modern living and family bathroom. Bedroom 1 and landing benefit from heating, ensuring comfort in these key areas, while the remaining rooms present opportunities for customisation and personalisation. Bedroom 1 is a large double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 2, also a large double bedroom with fitted wardrobes. Double glazed window to rear aspect. Carpet flooring. Bedroom 3 is a good sized double bedroom with double glazed window to front aspect. Carpet flooring. Bedroom 4, is a large single bedroom with two double glazed windows to rear aspect with carpet flooring and bedroom 5 is a small single, currently being used as a home office. Double glazed window to front aspect with carpet flooring. Three piece bathroom with shower over bath, WC and basin. Part tiled with laminate flooring. Double glazed to side aspect.

Stone steps lead you to the expansive rear garden, which is a haven for nature lovers and outdoor enthusiasts. Set on a gentle slope, the garden boasts various patio areas, ideal for al fresco dining or simply listening to the birds, while enjoying a morning coffee. A lush grassed lawn is complemented by an array of trees, including fruitful plum and apple varieties, where a greenhouse and vibrant shrubs add to the charm. Wooden fence and bushes boundary. Additionally, there is a two-storey barn that presents exciting development opportunities, subject to planning consents. Low maintenance front garden with stone wall and railing boundary. To the rear of the property, there is a driveway for ample parking.

The tranquil village of Morland, with its scenic beauty and welcoming community is 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

Entrance Hall

Kitchen 13' 3" x 11' 6" (4.04m x 3.51m)

Dining Room 13' 9" x 13' 1" (4.19m x 3.99m)

Living Room 14' 8" x 13' 1" (4.47m x 3.99m)

Snug 13' 7" x 13' 1" (4.14m x 3.99m)

Utility Room 8' 6" x 7' 3" (2.59m x 2.21m)



Kitchen



Snug



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Pantry 15' 1" x 6' 4" (4.6m x 1.93m)

Boot Room 15' 5" x 7' 3" (4.7m x 2.21m)

First Floor

Bedroom One 13' 9" x 13' 2" (4.19m x 4.01m)

Bedroom Two 13' 2" x 12' 0" (4.01m x 3.66m)

Bedroom Three 13' 5" x 12' 8" (4.09m x 3.86m)

Bedroom Four 9' 3" x 8' 9" (2.82m x 2.67m)

Bedroom Five/ Office 9' 4" x 7' 0" (2.84m x 2.13m)

Bathroom

Outside

Barn 28' 2" x 16' 1" (8.59m x 4.9m)

Cellar 34' 1" x 27' 5" (10.39m x 8.36m)

Property Information

Tenure

Freehold

Council Tax

Band C

Westmorland & Furness Council

Services and Utilities

Mains electricity, mains water and mains drainage. Wood burners and electric storage heaters

EPC

Band F. The full Energy Performance Certificate is available on our website and also at any of our offices.

Broadband Speed

Superfast available

Directions

From Kemplay Bank Roundabout at Penrith, take the 3rd exit and stay on A66. After approximately 1 mile, slight right towards B6262 and continue on B6262. Turn left onto Moor Lane/ Regional Route 71, turning left onto Regional Route 71/ Wetheriggs. Follow this road for approximately 3 miles, then turn right. Continue onto High Street/ Regional Route 71 and drive top Regional Route 71/. Water Street. The property will be on the right hand side

What3words Location

///rugs.form.symphonic

Viewings

By appointment with Hackney and Leigh's Penrith office

Price

£450,000

Anti-Money Laundering (AML) Regulations

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Bathroom



Fernleigh



Garden



Barn

Request a Viewing Online or Call 01768 593593

Meet the Team

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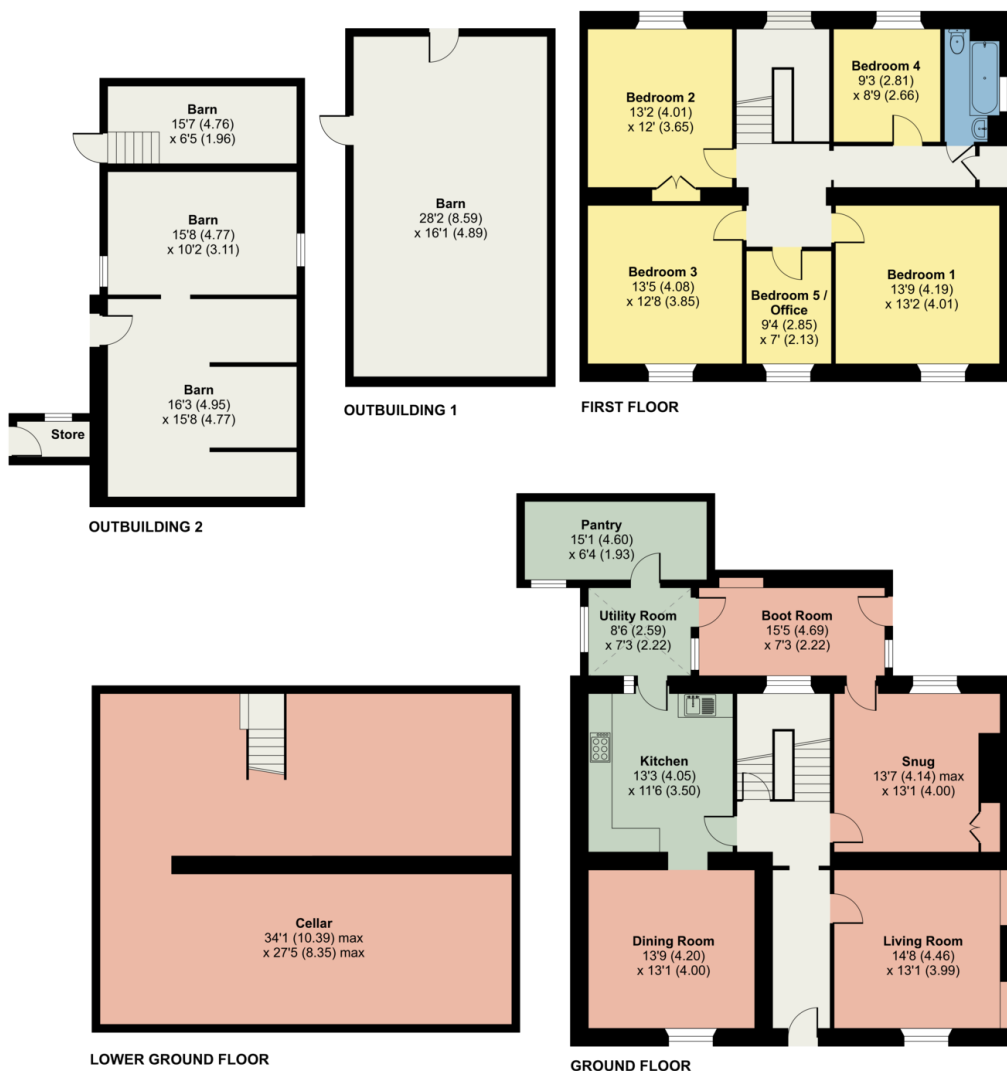
Water Street, Morland, Penrith, CA10 3AY

Approximate Area = 3146 sq ft / 292.2 sq m

Outbuildings = 993 sq ft / 92.2 sq m

Total = 4139 sq ft / 384.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1290940

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