



Brookfield House, Warcop, Appleby-in-Westmorland, CA16 6NX

Guide Price **£670,000**

PFK

Brookfield House

The property:

This stunning five bedroom, five bath/shower room Grade II listed home presents a rare opportunity to own a beautifully renovated period property, where classic charm meets contemporary luxury.

Thoughtfully designed throughout, the spacious reception hall leads to elegant reception rooms, while an inner landing on the first floor provides access to a bathroom, bedrooms three and four, and an en suite which would be ideal for dependent family or guests. The well appointed dining kitchen, complete with premium Miele appliances, offers the perfect space for family gatherings, while an additional room off the kitchen serves as a versatile office or snug, with access to the basement.

The property is approached via a sweeping driveway offering ample parking and to the rear, a terrace invites al fresco dining and relaxation, complemented by an open garden room, perfect for entertaining. Beyond the lawned garden lies additional land with pond, creating a tranquil setting for outdoor activities and nature lovers.

A truly exceptional home where viewing is essential to fully appreciate all the property has to offer.





Warcop, Appleby-in-Westmorland

The Location:

Warcop is a small picturesque village located in the Eden Valley within the county of Cumbria. Nestled between the North Pennines an Area of Outstanding Natural Beauty and the rolling hills of the Lake District. Warcop sits just off the A66 road approximately five miles northeast of the market town of Appleby in Westmorland. The village has a popular local pub The Chamley Arms and is surrounded by farmland and open countryside, with the River Eden meandering nearby. Its rural setting offers scenic views and a peaceful atmosphere, while still being well connected to larger towns and transport routes.

Directions:

Brookfield House can be located with the postcode CA16 6NX. Alternatively by using What3Words: `///succeed.fattening.notched`.

KEY FEATURES:

- Tenure: Freehold
- Council Tax – Band E
- EPC – TBC

ACCOMMODATION

Ground Floor

Reception Hall

The spacious reception hall spans the full width of the property, featuring half timber panelled walls, ceiling coving and elegant sash windows with shutters that allow ample natural light. It also benefits from two radiators an understairs storage cupboard and staircase leading to the first floor.



ACCOMMODATION continued

Dining Room

14' 8" x 15' 7" (4.48m x 4.74m)

This elegant dining room benefits from a dual aspect through sash windows with shutters, filling the space with natural light. It features a characterful fireplace, ceiling coving, two radiators, and a built in butler's cupboard, providing convenient storage for plates and cutlery.

Living Room 18'5" x 17'0" (5.61m x 5.17m)

With a large sash window framing delightful views of the rear garden and beyond, the living room is a bright and inviting space. It boasts a charming feature fireplace, ornate coving that enhances its character and 2 radiators for comfort. A built in butler's cupboard provides practical storage, seamlessly blending functionality with the room's timeless elegance.

Dining Kitchen

22' 1" x 16' 2" (6.73m x 4.92m)

Featuring a stylish range of modern wall, base and drawer units with quartz worktops. This kitchen offers ample storage and includes a stainless steel 1.5 sink unit. Sash windows to the front and side elevations complete with shutters which in turn allow natural light to fill the space and complemented by a radiator for added comfort. Miele integrated appliances cater to the discerning cook, including an induction hob with extractor, two ovens, combination oven, steam oven and a dishwasher. At the heart of the kitchen a spacious central island creates the perfect family hub further enhanced by wine fridges and full height integrated fridge and freezer.

Rear Hall

Approached from the main hallway through a half glazed door and providing radiator, coving, sash window and door providing access into the utility room.





Utility/Boot Room 9' 1" x 8' 10" (2.77m x 2.68m)

A range of wall and base units with worktop over and stainless steel inset sink with drainer. Microwave, integrated washing machine, tumble dryer, radiator and partially glazed door to the rear.

Inner Hallway

7' 4" x 11' 11" (2.24m x 3.62m)

Positioned just off the main reception hall, the inner hallway features coving, a radiator, cloak rails and a built-in storage cupboard.

Shower Room

7' 3" x 3' 10" (2.21m x 1.18m)

Featuring a fitted shower unit, WC and vanity wash hand basin with a storage cupboard beneath. Extractor fan, radiator, tiled flooring and walls, coving, and an obscure sash window with shutters.

Office/Snug/Reception room 3

13' 0" x 12' 2" (3.95m x 3.71m)

Sash window with shutters, ornate fireplace, radiator and door providing access to the Basement and an additional door providing access into the Dining Kitchen.

Basement

Providing ample storage areas and housing the central heating boiler and water tank. Electric power points and light.

First Floor

Half Landing

A large picture window with shutters and stairway leading to:

Landing

Generous landing extending the full width of the property with half timber panelled walls, 3 radiator and coving to ceiling.





Bedroom 1

18' 7" x 11' 3" (5.66m x 3.43m)

Situated to the rear of the property with large picture window overlooking the rear garden. Providing radiator, coving to ceiling and doors providing access to the walk in wardrobe and further door providing access to the en suite.

Dressing/walk in wardrobe

7' 10" x 3' 1" (2.39m x 0.94m)

With radiator.

En Suite Shower Room

9' 11" x 4' 7" (3.01m x 1.40m)

Modern walk in shower unit, WC, wash hand basin with vanity drawers beneath, radiator, coving to ceiling, tiled walls and floor.

Bedroom 2

14' 8" x 15' 6" (4.48m x 4.72m)

Enjoying the aspect of the garden through a sash window with shutters, radiator and coving to ceiling

Bathroom

Family bathroom providing a 3 piece suite comprising; Jacuzzi bath, vanity wash hand basin with storage drawers beneath and vanity mirror above with lighting. WC, heated towel rail and radiator. Coved ceiling, sash window with shutters and extractor fan.

Rear Landing

Bedroom 5

11' 2" x 9' 1" (3.41m x 2.76m)

Built in wardrobe/storage, radiator and sash window. This room would work as a nursery or office if required.





Inner Landing

Situated off to the left from the main landing.

Bathroom 7'8"7'5" (2.33m x 2.25m)

Three piece suite comprising; bath with shower over, WC, Vanity wash hand basin with drawers beneath, tiled walls & floor, heated towel rail, radiator and coved ceiling.

Bedroom 3

14' 4" x 16' 8" (4.38m x 5.07m)

Situated to the front of the property with sash window and shutters. Ceiling coving, radiator and built in wardrobe and storage drawers.

Bedroom 4

11' 8" x 16' 2" (3.56m x 4.92m)

Providing a wonderful guest suite with radiator, ceiling coving, front picture sash window with shutters and door into;

Dressing Room

4' 8" x 6' 5" (1.42m x 1.95m)

Fitted wardrobe, radiator and door providing access through to;

En Suite Shower Room

4' 9" x 8' 0" (1.46m x 2.44m)

Walk in shower unit, WC and vanity wash hand basin with mirror and lighting above and storage drawers beneath. Heated towel rail, radiator, ceiling coving, tiled walls and floor.





Garden

Extensive driveway which in turn provides parking to the front of the property with two entrance gates. Mature trees, shrubs and lawn with flower borders. Also to the front of the property is a garden store and further storage area with WC. A gate provides access to the rear garden. The rear is a garden mainly laid to lawn with a raised terrace enjoying the rear aspect and ideal for outside dining. A paved patio area leads to an open garden room which is ideal for entertaining and provides power, light and water. Beyond the rear garden is further land with a pond ideal for nature enthusiasts and providing wild shrubbery, bushes and trees.

Driveway Providing at least 5 Parking Spaces

Services

Mains electricity, water & drainage; oil heating. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





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