



**1 The Courtyard, Heads Nook, CA8 9BL.**

Guide Price £410,000

**PFK**

# 1 The Courtyard

Heads Nook, Brampton

A Distinctive Sandstone Period Home of Character and Charm

Occupying an attractive position within this historic courtyard setting, 1 The Courtyard is a truly individual three bedroom period home, rich in character and offering deceptively spacious accommodation arranged over varying levels. Constructed in handsome red sandstone and enjoying delightful garden spaces to both front and rear, the property presents a rare opportunity to acquire a home of considerable personality, architectural interest and versatility.

The accommodation begins with a generously proportioned side entrance hall, currently lending itself perfectly as a study or reception area, setting the tone for the property's distinctive layout. A welcoming hallway leads through to the principal sitting room, before continuing to an inner hall with cloakroom/WC and onward to the living room, creating comfortable and flexible reception space ideal for both everyday living and entertaining. A further dining room provides an excellent social setting and in keeping with the home's charming split-level design, steps descend to the kitchen, adding to the individuality and sense of character throughout.





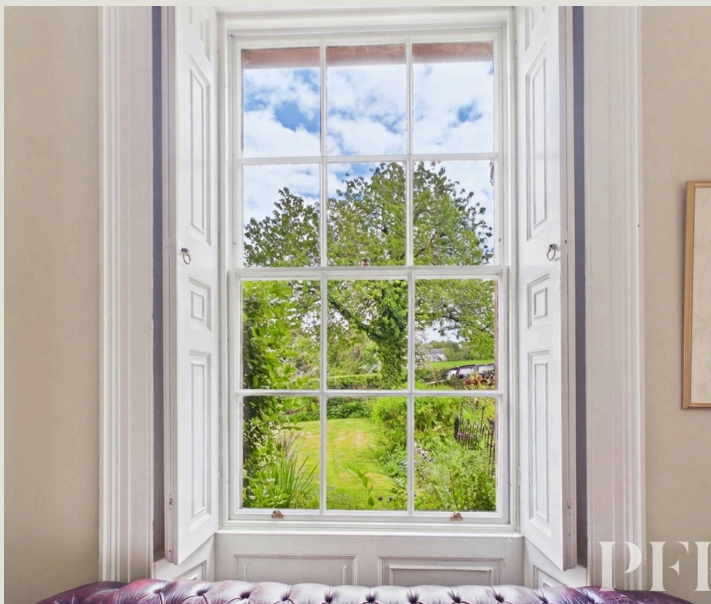
# 1 The Courtyard

## Heads Nook, Brampton

To the first floor, a main landing provides access to two impressive double bedrooms. The principal front bedroom is a particularly striking room, enjoying two large sash windows with an open outlook, filling the space with natural light. A second spacious double bedroom overlooks the rear garden. From the main landing, steps descend to an inner landing giving access to the family bathroom and a further well proportioned third double bedroom, creating a layout ideally suited to guests, older children or those seeking separate space for working from home.

What truly distinguishes the property is its wonderful sense of charm and originality, with its split-level arrangement, varied ceiling heights, period proportions and appealing flow combining to create a home unlike the ordinary. The accommodation offers both warmth and practicality while retaining a genuine feeling of history and individuality.

Externally, the property enjoys established gardens to both the front and rear. The front garden, accessed via a gate from the pavement, provides an attractive outdoor setting separate from the house itself.



To the rear, the enclosed garden offers a lovely combination of lawned areas, stocked borders, mature shrubs, flowering plants and seating areas, creating a peaceful space for relaxation and outdoor enjoyment and you also have the benefit of 2 garages to the side of the property.

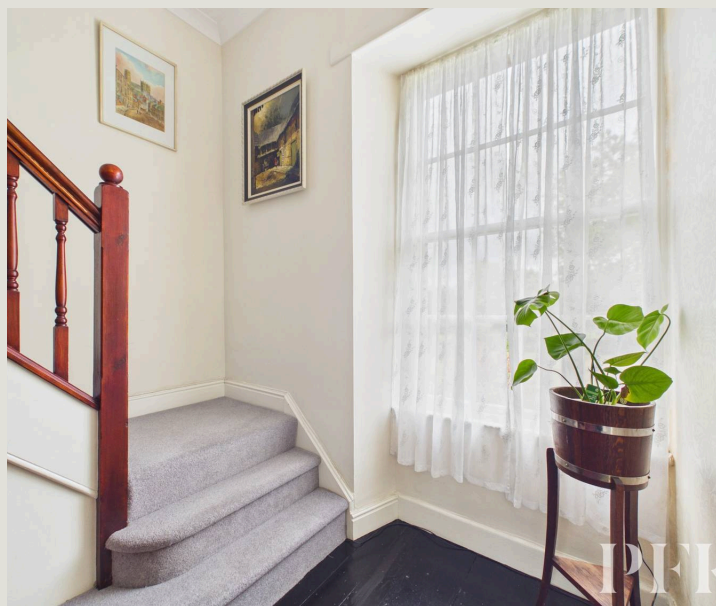
A home of undeniable character, **1 The Courtyard** will appeal to purchasers seeking something a little different, a property that combines period charm, generous living space and an unusual yet wonderfully engaging layout within a picturesque setting.

Heads Nook is an attractive semi-rural village positioned around 7 miles east of Carlisle city centre and only a short drive from the thriving market town of Brampton. Combining peaceful countryside surroundings with excellent accessibility, this sought-after commuter location is ideal and offers rural living with a range of highly regarded schooling options, amenities, and leisure facilities within reach. Nearby Warwick Bridge offers useful day-to-day amenities including a Co-op convenience store and the much loved Sally's Tea Room, while excellent transport connections via the A69 and M6 place Carlisle and the wider region within easy commuting distance.

#### Directions

The property can be located by using the postcode: CA8 9BL or using What3Words - [///pines.earlobes.query](https://www.what3words.com/earlobes)

- Tenure: Freehold
- Council Tax Band: D
- EPC: E



## Ground Floor

### Entrance/Study/Office

17' 3" x 12' 11" (5.25m x 3.94m)

### Hallway

### Sitting Room

14' 2" x 13' 7" (4.33m x 4.14m)

### Inner Hall

Off main hallway.

### WC

4' 5" x 3' 8" (1.34m x 1.13m)

### Living Room

14' 2" x 11' 2" (4.33m x 3.41m)

### Dining Room

14' 0" x 9' 5" (4.27m x 2.87m)

### Kitchen

14' 0" x 12' 3" (4.27m x 3.73m)

## First Floor

### Landing

10' 10" x 3' 1" (3.31m x 0.95m)

### Bedroom 1

19' 5" x 13' 9" (5.93m x 4.20m)

### Bedroom 2

14' 2" x 13' 2" (4.31m x 4.01m)

### Bathroom

10' 4" x 8' 6" (3.16m x 2.59m)

### Bedroom 3

13' 8" x 13' 0" (4.16m x 3.97m)





### Front Garden

The front garden presents a beautifully maintained garden, framed by traditional wrought iron fencing and mature greenery. A generous lawn sits at the heart of the space, bordered by established shrubs, flowering plants and attractive stone walls that enhance the character of the home, while mature trees and open countryside views add to the peaceful and private setting.

### Side:

#### Garage 1

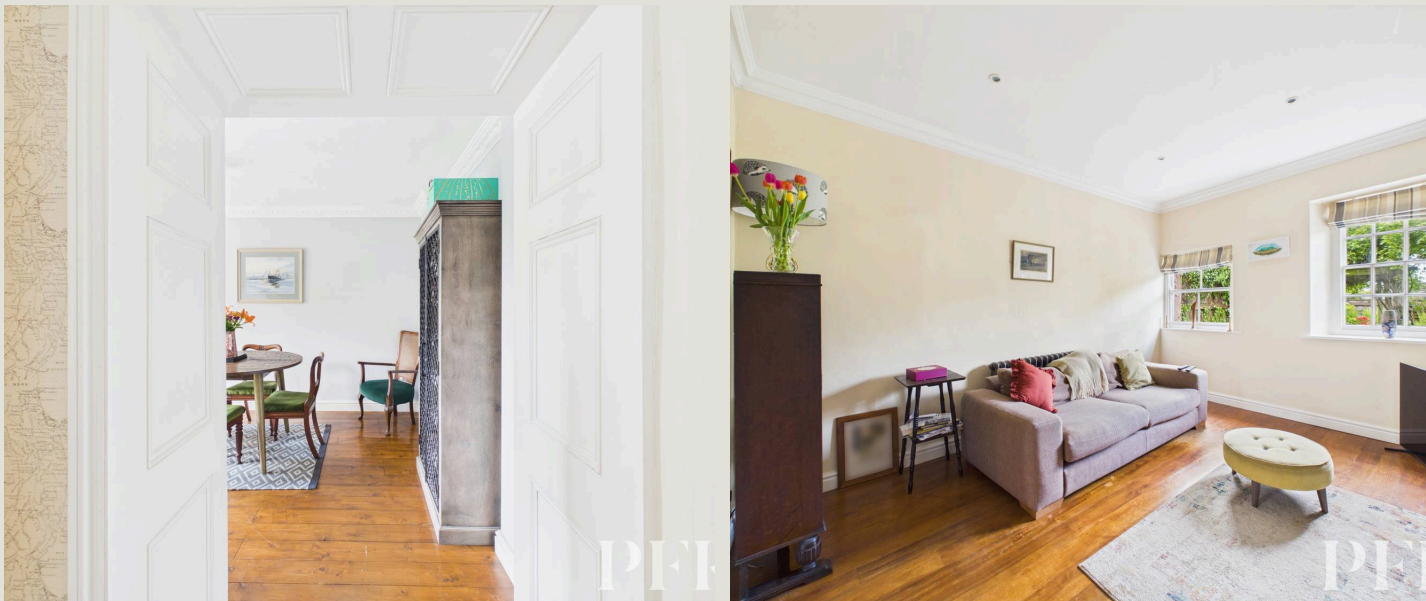
19' 0" x 8' 9" (5.80m x 2.67m)

#### Garage 2

19' 7" x 9' 0" (5.96m x 2.75m)

### Rear Garden

The rear garden provides a delightful outdoor space, with a combination of lawn, planting beds and patio areas ideal for relaxing or entertaining. A striking pergola wrapped in mature climbing plants creates an attractive focal point, complemented by colourful flowers and well established borders. The garden also benefits from a useful outbuilding, offering versatility for storage or hobby use, while the enclosed setting provides a wonderful sense of privacy and tranquillity.







Floor 0

Approximate total area<sup>(1)</sup>

2198 ft<sup>2</sup>

204.2 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## ADDITIONAL INFORMATION

### Services

Mains electricity, water, drainage and heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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