



The Lawn, Castle Carrock, Brampton, CA8 9LU

Guide Price £750,000

PFK

The Lawn

Steeped in history and nestled in an enviable position beside the village church, **The Lawn** is an exceptional Grade II Listed residence offering a rare opportunity to own a truly unique home. Built using stone reclaimed from the historic Castle Carrock castle, this captivating property seamlessly blends centuries of character with generous family accommodation, all set within beautifully landscaped grounds and enjoying idyllic views over the old castle site.

Approached via a private gated gravel driveway, the property immediately impresses with its striking stone façade, mature gardens and undeniable kerb appeal. Inside, the wealth of original features is complemented by spacious, light filled rooms designed for modern family living.

The welcoming lounge is a superb space for both relaxing and entertaining, centred around a wood burning stove and enhanced by French doors opening directly onto the rear garden. A separate dining room provides a cosy atmosphere with its own wood burning stove, creating the perfect setting for family meals or entertaining guests.

The farmhouse style kitchen is fitted with a comprehensive range of wall and base units and features an oil fired AGA alongside an electric hob and oven. A separate pantry provides excellent additional storage, while a generous utility room offers plumbing for both a washing machine and tumble dryer, houses the boiler, and is complemented by a convenient ground floor WC.

- Grade II Listed Period Home
- Large Well Maintained Gardens with Feature Greenhouse





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A magnificent staircase, illuminated by a striking arched window, leads to the first floor where the charm continues. The impressive principal bedroom enjoys exposed beams, an abundance of natural light and a feature fireplace housing an electric wood burning style stove. The second bedroom extends from the front to the rear of the property, boasting large feature windows, a character fireplace and built in wardrobes. A third spacious double bedroom also benefits from a feature fireplace, while a separate dressing room with fitted wardrobes offers excellent versatility. Two family bathrooms complete the accommodation, one fitted with a bath and the other with a separate shower.

Externally, The Lawn continues to impress. The front of the property offers a generous gravelled driveway, mature hedging and an attractive lawn, while the rear gardens are a true highlight. Beautifully maintained lawns are complemented by vibrant, colourful flower beds, a patio seating area and a charming period greenhouse, itself partly constructed from the original castle stone. Beyond, a raised decked terrace provides a peaceful spot to enjoy views across the historic castle grounds. Additional outbuildings include a car port, a small storage barn and a substantial stone barn divided into two useful rooms, offering excellent storage, workshop or hobby space.



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Hallway

13' 4" x 4' 1" (4.06m x 1.24m)

Living Room

23' 3" x 12' 8" (7.09m x 3.85m)

Dining Room

13' 5" x 13' 0" (4.10m x 3.96m)

Kitchen

15' 5" x 11' 2" (4.70m x 3.40m)

Pantry

5' 3" x 4' 4" (1.61m x 1.32m)

Utility Room

13' 8" x 9' 2" (4.17m x 2.80m)

Wc

4' 3" x 3' 3" (1.29m x 1.00m)

Landing

20' 10" x 3' 5" (6.36m x 1.04m)

Bedroom 1

19' 2" x 13' 7" (5.83m x 4.14m)

Shower Room

6' 7" x 3' 9" (2.01m x 1.15m)

Bedroom 3

10' 7" x 10' 3" (3.22m x 3.13m)

Dressing Room

10' 2" x 6' 3" (3.09m x 1.91m)

Bedroom 2

23' 7" x 11' 1" (7.19m x 3.38m)

Bathroom 2

8' 10" x 7' 10" (2.70m x 2.40m)





External

Outhouse

13' 8" x 10' 2" (4.17m x 3.10m)

Barn

17' 3" x 11' 11" (5.25m x 3.62m)

Barn

11' 8" x 9' 1" (3.56m x 2.78m)

Additional Information

Services

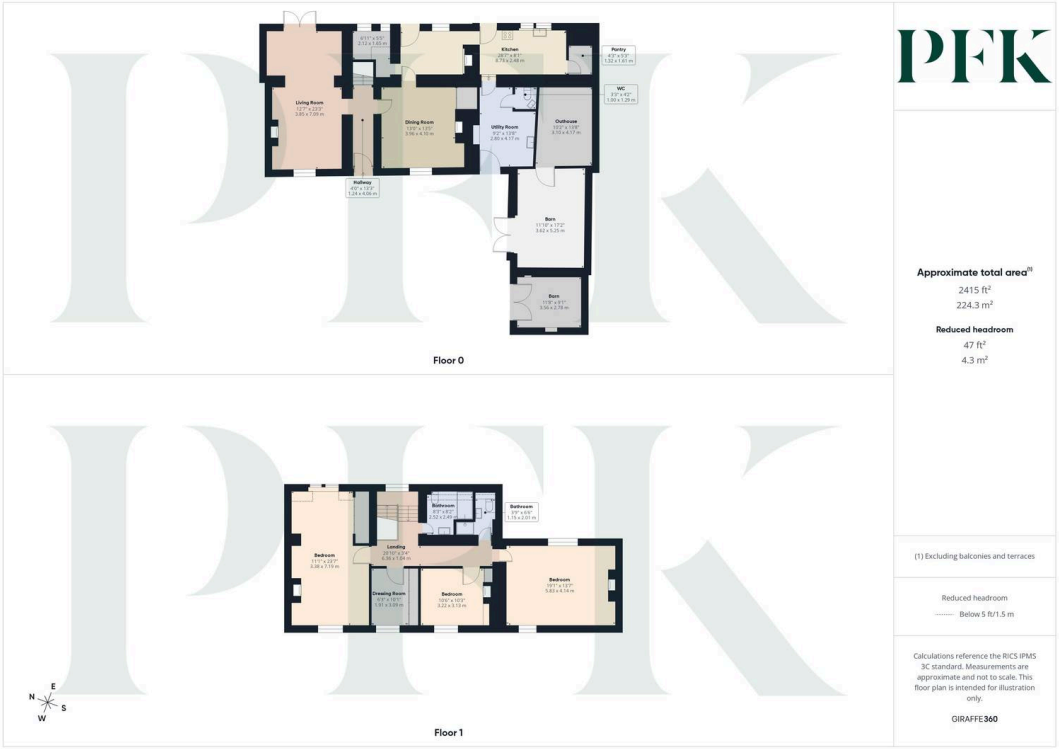
Mains electricity, water & drainage; oil fired central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

Directions

The Lawn can be located by using the postcode CA8 9LU or by using What3Words: [///crouching.cosmic.angry](https://www.what3words.com/#!/en/CA8_9LU)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Castle Carrock is a picturesque and highly sought after Cumbrian village, nestled within the beautiful countryside yet conveniently positioned for access to Carlisle, Brampton and the A69. Surrounded by rolling farmland and scenic walking routes, the village offers a welcoming community with a well regarded pub, village hall, church and primary school. Rich in history and rural charm, Castle Carrock provides the perfect balance of peaceful country living and everyday convenience, making it an ideal location for families, professionals and those seeking a tranquil lifestyle.

Council Tax band: F

Tenure: Freehold

EPC rating E

Referral Fee Disclosure

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- 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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