

HEMPSGILL HOWE & HEMPSGILL BARN

STOCKBRIDGEWATH, CARLISLE, CUMBRIA CA5 7DR

A remarkable rural residence

PRIVACY | SPACE | CHARACTER | LIFESTYLE

*Set within mature woodland and gardens,
with the Cumbrian countryside on the doorstep*

GUIDE PRICE £1,000,000

RESIDENTIAL | COUNTRY HOMES | FARMS | LAND

Mitchells

ESTATE AGENCY

TRADITIONAL VALUES | MODERN APPROACH

THE PROPERTY

A country house with a separate barn conversion

Character, privacy and exceptional flexibility

Hempsgill Howe is an exceptional rural property combining a substantial six-bedroom country house with a separate three-bedroom barn conversion, creating an unusually versatile home in a private and mature setting close to Carlisle.

Hempsgill Howe and Hempsgill Barn are approached by a private drive and occupy just under two acres, with extensive gardens, mature trees, areas of woodland, a paddock, stable block and additional outbuildings. The properties retain a wealth of character including exposed beams, vaulted ceilings, timber panelling and traditional detailing, alongside updated kitchens, bathrooms and utility spaces.

The separate accommodation provides valuable flexibility for multigenerational living, extended family, guests, home working or a variety of lifestyle uses. Together, Hempsgill Howe and Hempsgill Barn offer a rare combination of scale, character and adaptability.

LOCATION & LOCAL AREA

High Bridge is a rural locality within the Carlisle area, surrounded by open countryside and woodland while remaining within easy reach of Carlisle and the wider road network. Carlisle is approximately 8 miles away, with Wigton around 10 miles and Penrith approximately 20 miles. Keswick and the northern Lake District are readily accessible for leisure and outdoor pursuits, while the M6 provides convenient connections north and south.





THE MAIN HOUSE

Six bedrooms

A character-rich family home

Hempsgill Howe is the principal residence, providing six-bedroom accommodation arranged across the main house and upper floors.

The original property dates from the 1800s. The current owners have undertaken extensive conversions, renovations and improvements, with the property extended in the early 2000s. The result is a characterful country home retaining exposed stone, timber beams, timber floors and traditional detailing alongside updated kitchen, bathroom and utility accommodation.

The house provides generous and flexible family living, including a substantial kitchen-diner, dining room, garden room/conservatory, sitting room and useful utility and boot spaces.

The property benefits from mains water and electricity, with drainage via a Klargestar septic tank draining to a reverse herringbone soakaway in the field. A shared biomass boiler, installed in 2015, provides heating to both Hempsgill Howe and Hempsgill Barn and is registered on a 20-year "district" RHI tariff at a rate higher than domestic tariffs, with RHI payments covering the cost of biomass pellets.

Hempsgill Howe also benefits from underfloor heating and a back-up oil boiler. Solar panels on the stable block, installed in 2012 and linked to Hempsgill Howe, are also subject to an RHI arrangement. The property further benefits from a 1GB internet connection.



ENTERTAINING

Kitchen, dining & garden rooms

Designed for family life and entertaining

At the heart of the house is a large kitchen-diner with extensive timber cabinetry, generous work surfaces, tiled splashbacks, a central island and a 5-oven eControl Series X Conversion with an Insta-Heat Hob electric AGA.

Additional appliances and storage are incorporated into the kitchen, while a dedicated dining room and glazed garden room create bright, versatile spaces with views across the gardens and direct access to the grounds.

Traditional materials are complemented by practical modern fittings, creating a welcoming setting for everyday family life and entertaining.



HEMPSGILL HOWE

Living spaces

Reception rooms with warmth, scale and character

The principal reception accommodation is generous in scale and character. A substantial sitting room centres on a fireplace with a wood-burning stove, complemented by exposed stone and timber detailing, fitted shelving and space for several seating areas.

Elsewhere, the house provides a dedicated dining room and a glazed garden room, creating flexible spaces for family life, entertaining and enjoying the outlook over the surrounding gardens.

Traditional materials and exposed structural features have been retained throughout, while the accommodation has been carefully updated for comfortable modern living.



HEMPSGILL HOWE

Six bedrooms & upper floors

Private accommodation arranged across the main house

Hempsgill Howe provides six bedrooms arranged across the principal house, combining traditional character with comfortable modern accommodation.

Two bedrooms benefit from adjoining bathrooms, with a family bathroom serving the remaining bedrooms. A separate WC is provided on the ground floor.

Upper floors include timber balustrades, exposed roof timbers and rooflights. An attic-style room provides an adaptable home office or study, with further flexible space beneath the timber-lined roof.

A balcony on the top floor provides an additional outdoor space and an elevated outlook over the surrounding gardens and countryside.



HEMPSGILL HOWE

Bathrooms & practical accommodation

Well-appointed facilities within the main residence

Hempsgill Howe has two bedrooms with en-suite facilities and a family bathroom on the first floor, together with a WC on the ground floor.

The bathroom accommodation combines baths and separate shower enclosures with wash basins, WC facilities, tiled finishes and heated towel rails. A further shower room provides additional convenience.

The accommodation has been designed to provide a practical balance of family living, private bedroom accommodation and modern facilities, while retaining the character of the original building.



HEMPSGILL BARN

A three-bedroom barn conversion

Independent accommodation with its own character and facilities

Hempsgill Barn is a separate three-bedroom barn conversion, distinct from Hempsgill Howe and providing genuinely independent accommodation. The barn was converted in 1994.

The conversion retains exposed stonework and timber beams and includes its own kitchen, living and dining areas, three bedrooms and bathroom accommodation. One bedroom benefits from an ensuite bathroom.

The separation from the principal house gives the property considerable flexibility and would suit multigenerational living, holiday letting or an AST, subject to any necessary consents and approvals.

INDEPENDENT ACCOMMODATION | CHARACTER | FLEXIBILITY



HEMPGILL BARN

Kitchen, bedrooms & bathroom

A self-contained arrangement for flexible use

The barn provides its own fitted kitchen with extensive storage and work surfaces, together with an electric Aga. Exposed beams and traditional detailing add character to the accommodation.

The three bedrooms are individually arranged, with exposed roof timbers and a mixture of traditional and contemporary finishes.

The accommodation is complemented by a well-appointed bathroom with tiled finishes, wash basin, WC and shower facilities.

THE GROUNDS

Woodland, paddock & countryside

Hempsgill Howe and Hempsgill Barn occupy a beautifully secluded rural setting, surrounded by mature woodland, established gardens and open countryside. The River Roe runs alongside part of the grounds, adding to the peaceful character of the setting and providing a strong connection with the surrounding landscape.

The gardens are well established and provide a mixture of lawns, mature trees, planted areas and more informal spaces, creating a private and attractive environment around the properties. Beyond the immediate gardens, the holding includes a paddock and stable block, offering an appealing equestrian element and scope for keeping horses or ponies, together with an additional separate large workshop with carport, subject to the purchaser's requirements and any necessary consents.

The combination of substantial accommodation, mature grounds, paddock, stables and rural outbuildings gives the property considerable lifestyle flexibility, while the private setting provides a rare sense of space and seclusion within convenient reach of Carlisle.



Services, tenure & practical information

Important information for prospective purchasers

SERVICES	TENURE	ENERGY & RHI	FLOODING
Mains water and electricity. Drainage via a Klargester septic system draining to a reverse herringbone soakaway in the field. Shared biomass boiler providing heating to both properties, installed in 2015. Both properties also have back-up oil boilers. Hempsgill Howe has underfloor heating. 1GB internet connection.	Freehold tenure. Vacant possession on completion.	Solar panels are installed on the stable block. They are linked to Hempsgill Howe and were installed in 2012. The solar installation has an RHI. The biomass boiler is on a “district” RHI tariff for 20 years, at a rate higher than domestic rates. The RHI payments cover the cost of the biomass pellets.	The property has flooded in the past but effective flood defences have been installed and recently upgraded as advised by specialist engineers.

Floor Plan

Six-bedroom country house

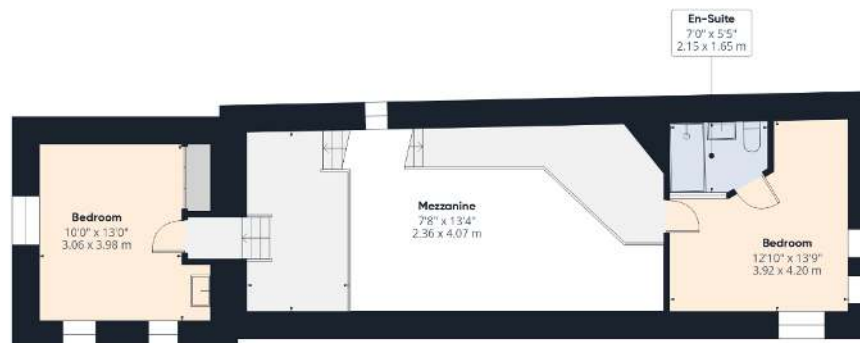


Floor Plan

Three-bedroom barn conversion



Floor 0



Floor 1



Approximate total area⁽¹⁾

1645 ft²

152.9 m²

(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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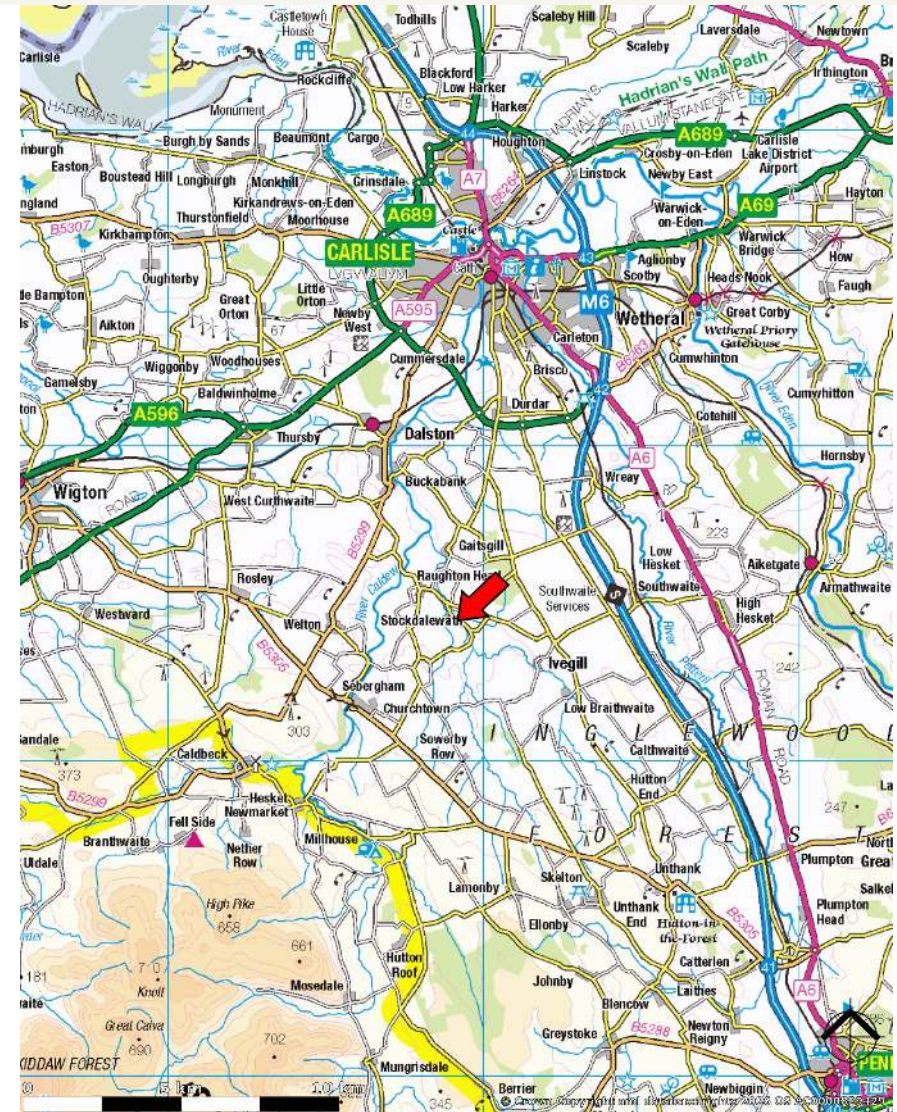
HEMPSGILL HOWE & HEMPSGILL BARN

Site & Location Plans

SITE PLAN



LOCATION PLAN



Plans reproduced from the plans supplied. For identification purposes only and not to scale unless stated.

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Privacy | Space | Character | Lifestyle

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