



## Morland

£700,000

1 & 2 Brookside, Morland, Penrith, CA10 3BP

A truly exceptional and rarely available opportunity to acquire two adjoining character properties, occupying an impressive plot in the heart of the sought-after village of Morland. Offering extensive gardens, ample parking and an abundance of flexibility, this unique purchase presents endless possibilities for a wide range of buyers.

Whether you are seeking a multi-generational family home, a lifestyle change with income potential, or an investment opportunity, Brookside provides a combination of space, versatility and charm that is seldom found.

The principal residence, Number 2 Brookside, has been thoughtfully extended to create spacious and adaptable accommodation. The impressive living room enjoys wonderful views across the garden and is flooded with natural light, while the first floor main bedroom benefits from an En-suite shower room and a covered balcony overlooking the garden. The original cottage retains its character, offering two welcoming reception rooms, a recently remodelled kitchen, two further bedrooms and an additional shower room.



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Superfast  
available



Ample parking  
available

### Quick Overview

Two character stone built properties

Five bedrooms & three bathrooms

Sought after village

Impressive plot

Extensive lawn gardens

No onward chain

Suitable for multi-generational living

Additional income opportunity

Ample parking available

Superfast broadband available

Property Reference: P0598



2 Brookside



Kitchen



Living Room



Bedroom One

Adjoining the main home, the charming cottage provides an ideal self-contained property for extended family, guests or as a source of additional income. Full of character and offering excellent scope for further enhancement, the accommodation comprises of a cosy living room, kitchen, ground floor bathroom and two first floor bedrooms, all complemented by an exceptionally generous private garden.

The outside space is a defining feature of this remarkable property. Beautifully maintained gardens surround both properties, creating peaceful and private areas to relax, entertain and enjoy throughout the seasons. Mature trees and expansive lawns provide an idyllic setting, while ample off-road parking and practical outdoor storage further enhance the appeal.

Situated on the outskirts of the ever-popular village of Morland and accessed via a charming bridge crossing the picturesque beck on Water Street, Brookside offers the perfect balance of village tranquillity and exceptional versatility. Opportunities to acquire two neighbouring homes of this quality and potential are exceptionally rare, making this a unique proposition for families, investors and lifestyle buyers alike.

## 2 Brookside

### Accommodation with approx. dimensions

#### Ground Floor

##### Entrance Hall

##### Living Room

14' 9" x 10' 2" (4.5m x 3.1m)

##### Dining Room

11' 3" x 6' 11" (3.43m x 2.11m)

##### Kitchen

7' 10" x 20' 2" (2.39m x 6.15m)

##### Living Room

15' 2" x 19' 6" (4.62m x 5.94m)

#### First Floor

##### Bedroom One

10' 5" x 16' 2" (3.18m x 4.93m)

##### En-suite

##### Bedroom Two

14' 10" x 12' (4.52m x 3.66m)

##### Bedroom Three

11' 5" x 6' 11" (3.48m x 2.11m)

##### Shower Room

## 1 Brookside

### Accommodation with approx. dimensions

#### Ground Floor



2 Brookside Garden



2 Brookside Garden



**1 Brookside**



**Living Room**



**Kitchen**



**Bathroom**

#### Entrance Porch

#### Living Room

10' 5" x 17' 7" (3.18m x 5.36m)

#### Kitchen

3' 11" x 16' 4" (1.19m x 4.98m)

#### Bathroom

#### First Floor

#### Bedroom One

10' 7" x 7' 9" (3.23m x 2.36m)

#### Bedroom Two

8' 1" x 6' 10" (2.46m x 2.08m)

#### Property Information

##### Tenure

Freehold

##### Council Tax

Band C and Band A

Westmorland & Furness Council

##### Services & Utilities

Mains electricity, mains water, oil fired central and septic tank

##### Flood Defences Present

Flood Defences were put in place after Storm Desmond in 2015. Further information available

##### EPC

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

##### Directions

From Penrith town center follow King St/A6 towards Kemplay Roundabout. At Kemplay Bank Roundabout, take the 3rd exit onto Kemplay Bank/A6. Continue through Eamont Bridge taking the left hand turning signposted Cibus/Morland/Bolton. Continue on this road for approx. 4 miles then turn right signposted Morland. Continue on this road until you reach Morland. Follow the road round to the left and down the hill. Water Street is just before the Public House and the property can be found approx. 0.3 miles on the left hand side

##### What3Words Location

///dustered.postings.unrated

##### Anti-Money Laundering

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT)



1 Brookside Garden



Ariel View

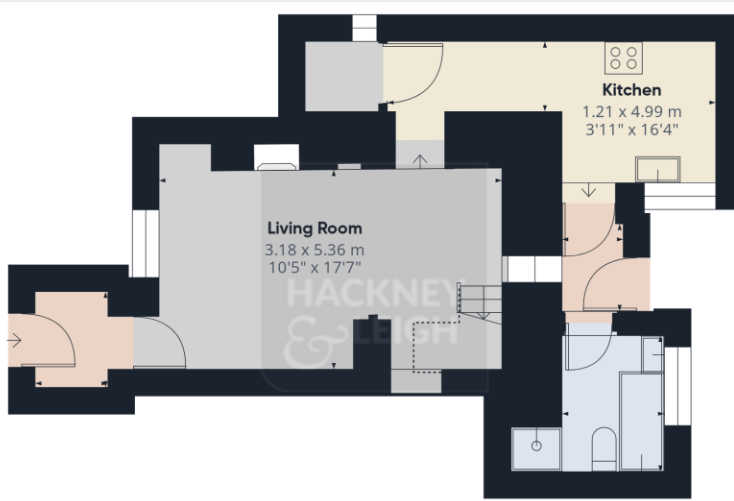


Ariel View



The Property

**Request a Viewing Online or Call 01768 593593**



Floor 0



Floor 1



Approximate total area<sup>m</sup>

50.7 m<sup>2</sup>  
544 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>  
17 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Floor 0



Floor 1



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

127.1 m<sup>2</sup>  
1369 ft<sup>2</sup>

(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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