



Morland

£500,000

2 Brookside, Morland, Penrith, CA10 3BP

Situated on the outskirts of the ever-popular village of Morland, and accessed via a bridge crossing the picturesque beck on Water Street, 2 Brookside offers a wonderful balance of village tranquillity, character and exceptional versatility. This charming three-bedroom family home occupies a generous plot, with private gardens providing space, seclusion and considerable potential.

Positioned alongside a neighbouring cottage, which is also available to purchase, Number 2 Brookside has been thoughtfully extended over the years to create spacious and flexible accommodation, successfully combining period character with the requirements of modern family living.

Quick Overview

Charming semi-detached family home
 Three bedrooms, two bathrooms
 Thoughtfully extended
 Sought after village
 Extensive lawn gardens
 No onward chain
 Scope for further enhancement
 Ample parking available
 Adjoining cottage available to purchase separately
 Superfast broadband available



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Superfast
available



Ample parking
available

Property Reference: P0581



Living Room



Dining Room



Living Room



Living Room

A particular highlight is the impressive extended living room, where large windows overlook the gardens and fill the room with natural light. This versatile space provides an inviting setting for everyday family life, relaxation and entertaining. Above, the principal bedroom benefits from its own en-suite shower room and a covered balcony, offering a peaceful retreat from which to enjoy the surrounding outlook.

The original part of the property retains much of its charm and character, with two comfortable reception rooms, a recently remodelled kitchen, two further bedrooms and an additional shower room. The flexible layout would suit a growing family, those requiring dedicated space to work from home, or buyers looking for adaptable accommodation that can evolve with their needs.

Offered for sale with no onward chain, 2 Brookside represents a rare opportunity to acquire a characterful and versatile home, with generous gardens and scope for further enhancement, in one of the most sought-after villages in the Eden Valley.

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)



Ariel View



Garden



Kitchen



Bedroom One



Bedroom Two



Bedroom Three

Shower Room

Property Information

Tenure

Freehold

Council Tax

Band C

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 Cliburn/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

///clustered.postings.unrated

Viewings

By appointment with Hackney and Leigh's Penrith office

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)



Front Aspect



Garden



Ariel View



Ariel View

Request a Viewing Online or Call 01768 593593

Penrith Sales Team

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Opening Hours:

Monday	9am - 5pm
Tuesday	9am - 5pm
Wednesday	9am - 5pm
Thursday	9am - 5pm
Friday	9am - 5pm
Saturday	9am - 1pm

Services at no extra cost:

- Sales Valuations
- Professional Advice
- Evening & Weekend Viewings
- Multi-channel Marketing
- Property Walkthroughs
- Professional Photography

Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01768 593593** or request
online.



Need help with **conveyancing**? Call us on: 01539 792032



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Floor 0	Approximate total area⁽¹⁾ 127.1 m² 1369 ft²
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. GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/09/2026.