





Ivy House

Brampton, CA16 6JS

Welcome to Ivy House, a Grade II Listed detached home set amidst approximately 15 acres of land with stables, arena and ample outbuildings creating an opportunity for a lifestyle choice for those passionate about horses and country living. The property has been in the same family for generations and is currently run as a livery yard.

The property, which requires modernisation, boasts wooden beams and exudes a timeless charm that speaks to its rich history and is perfect for those looking to step into a world of potential and create your dream home in an idyllic location with fell views. Imagine the possibilities as you breathe new life into each room, blending the old with the new to create a home that reflects your style and taste.

Outside and beyond the stables, the expansive grounds offer plenty of room for riding, training or simply enjoying the serene countryside views, and is complemented perfectly with ample off-street parking, ensuring convenience for you and all of your guests.

Quick Overview

- 3 Bedroom detached house
- Equestrian lifestyle opportunity
- Set within 15 acres of land comprising of paddocks and fields
- 18 Stables, barn, tack room & feed room
- All weather floodlit arena
- Currently ran as a successful livery yard
- Grade II Listed house requiring modernising
- Generous off-road parking for multiple vehicles
- CCTV
- Superfast broadband available



Location

Ivy House is perfectly positioned to balance tranquillity with convenience, with close-by Appleby offering a taste of local life with good schools, amenities, local shops and restaurants. The bustling market town of Penrith provides all further amenities you could need, from delightful cafés and traditional pubs to local shops and weekly markets, you'll find everything to cater to your daily needs and more.

The historic market town of Appleby offers amenities including supermarkets, restaurants, schools and a variety of independent shops. Take advantage of Appleby train station or local bus network, providing direct routes to Penrith and surrounding areas. The A66 allows easy access to the North and the A1 at Scotch Corner.

For those who wish to explore further afield, the Lake District National Park isn't too far away.

The property has been in the same family and passed through the generations since 1902.



Wine & Dine

As you step through the rear porch, you are greeted by the timeless elegance of stone flag flooring, setting the tone for what awaits within.

The dining room beckons, boasting wooden beams and inviting stone flag flooring, open fire and classic surround, creating a warm and welcoming atmosphere perfect for family gatherings or cosy evenings by the fire. A window to the rear and side allow for natural light to fill this space.

From the dining room, a step down leads you into the kitchen. While the kitchen may be dated, it offers ample worktop space, wall and base units, providing plenty of storage. Imagine transforming this space into a modern kitchen while retaining its charming character. Free standing cooker with electric hob, stainless steel sink with availability for a washing machine.

Leading from the dining room, to the right, you'll find the living room, a spacious area boasting a multi fuel log burner with an impressive surround, which is ingeniously connected to the hot water system. The wooden beams add a touch of rustic charm, making this room an ideal spot for relaxation and family gatherings.

A door from the living room leads you to the hallway which allows for access to the front and rear aspect. From here, you'll discover the home office. While this space will require some upgrading, it offers great potential to be transformed into a functional and inspiring workspace. The office features an open fire, though the vendor is unsure of its usability, presenting an opportunity for restoration and enhancement. A window to the front and rear aspect brings in natural light.

Specifications

Rear Entrance Porch

Kitchen
8'2" x 14'5" (2.50m x 4.40m)

Dining Room
13'5" x 10'2" (4.10m x 3.10m)

Living Room
13'5" max x 16'5" (4.10m max x 5.0m)

Office
13'5" x 10'2" (4.10m x 3.10m)





Bedrooms

Venture upstairs to discover a realm of generous living spaces, perfect for crafting your dream home. The landing, which features a convenient storage cupboard, leads you to three well-proportioned bedrooms, each offering unique characteristics and potential.

Bedroom 1 is a large double room, boasting high ceilings and dual aspect windows to the side and rear aspect, allowing natural light to flood in and create a bright, airy atmosphere. This room offers ample space for a king-sized bed and additional furnishings, making it a perfect retreat for relaxation.

Bedroom 2, another spacious double, features a charming sloping ceiling and benefits from both a side window and a classic sash window to the rear. This room exudes character and offers a cosy yet spacious environment, ideal for a guest room or a personal sanctuary.

Bedroom 3, with its window to the front aspect, provides delightful fell views in the distance, offering a picturesque backdrop to your everyday life. This double bedroom is versatile and can easily be transformed into a home office, nursery, or hobby room to suit your needs.

The first floor is complemented with the generously sized family bathroom, and features, a bath, shower, WC and basin. While it currently requires updating and modernising, it presents an exciting opportunity to design a luxurious and contemporary space tailored to your tastes.

Specifications

Bedroom 1
13'5" x 13'9" (4.10m x 4.20m)

Bedroom 2
14'9" x 14'1" (4.50m x 4.30m)

Bedroom 3
8'2" x 14'1" (2.50m x 4.30m)

Bathroom





Stables, Land & Outbuildings

Ivy House is set amidst approximately 15 acres of countryside and boasts 18 well-maintained stables that provide ample space for your equine companions.

The barn, which houses two of the 18 stables, has a versatile loft area which is ideal for storage. A well-equipped tack room and a dedicated feed shed ensure all your equestrian needs are met with ease.

An additional outbuilding provides further storage options, while the outside WC, coal house and external utility room, complete with plumbing for a washing machine and tumble dryer, all add further convenience.

For those seeking additional storage, two green coloured shipping containers are conveniently located in the car park, providing secure space for equipment and supplies.

Equestrians will appreciate the all-weather surface floodlit arena, approximately 20 x 36 metres, perfect for year-round training and exercise. The paddocks have been thoughtfully separated into fields by the vendor, offer ample grazing space, ensuring your horses have the freedom to roam and graze freely and safely.



Gardens

The front garden greets you with lush grass, vibrant shrubs and trees of various sizes, all beautifully enclosed by a traditional stone wall boundary.

As you venture to the rear of the property, you'll discover a delightful tiered garden that promises endless enjoyment and relaxation.

The grassed lawn provides an ideal space for hosting summer gatherings, while a small seating area invites you to unwind and soak in the peaceful surroundings, making it the perfect spot for morning coffees.

The rear garden's stone wall boundary not only adds a touch of rustic elegance but also ensures privacy, creating a secluded oasis for you and your family.

Mature trees and a variety of shrubs enhance the garden's natural beauty, offering a sense of continuity and harmony with the landscape.



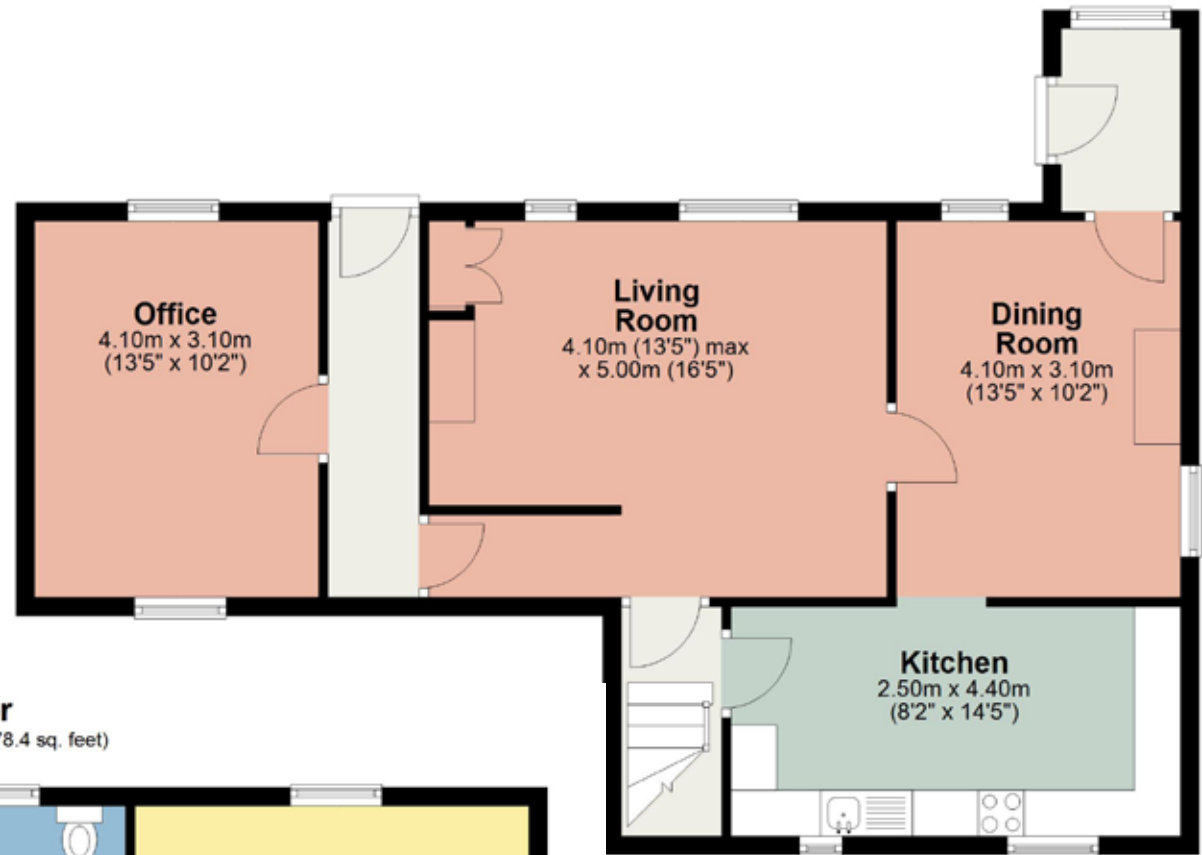


Ivy House, Brampton, CA16 6JS

Approximate Area (Main House) = 1523 sq ft / 141.5 sq m

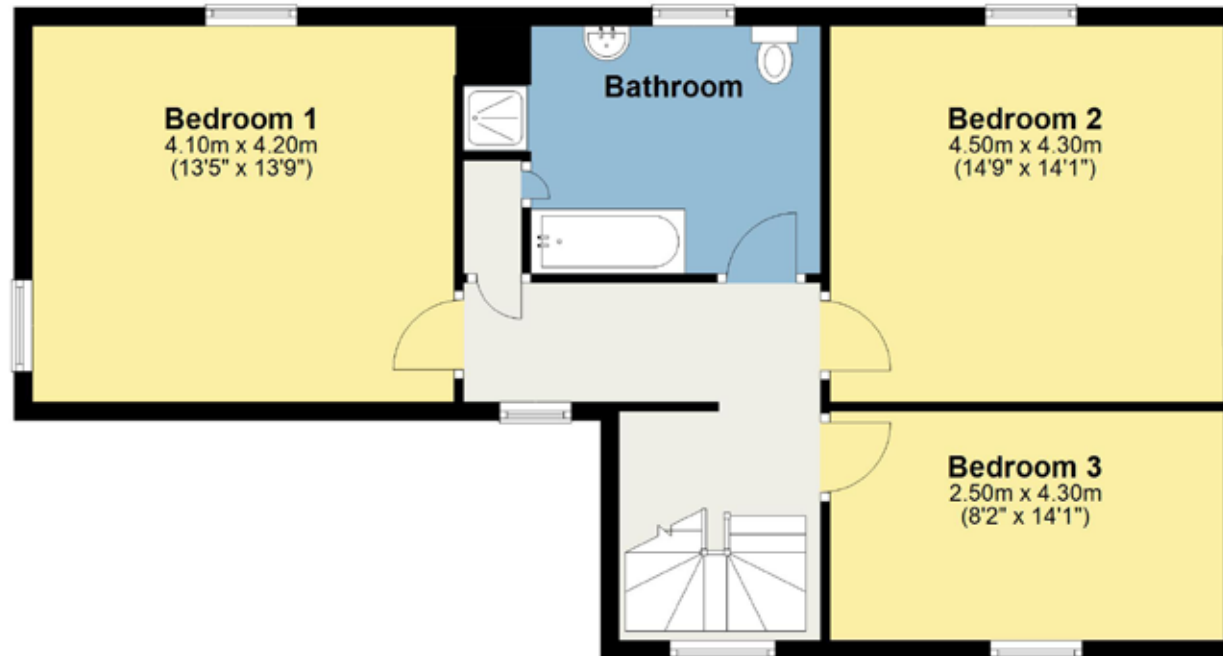
Approximate Area (Stables) = 4057.1 sq ft / 376.9 sq m

For identification only - not to scale



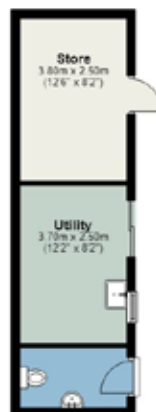
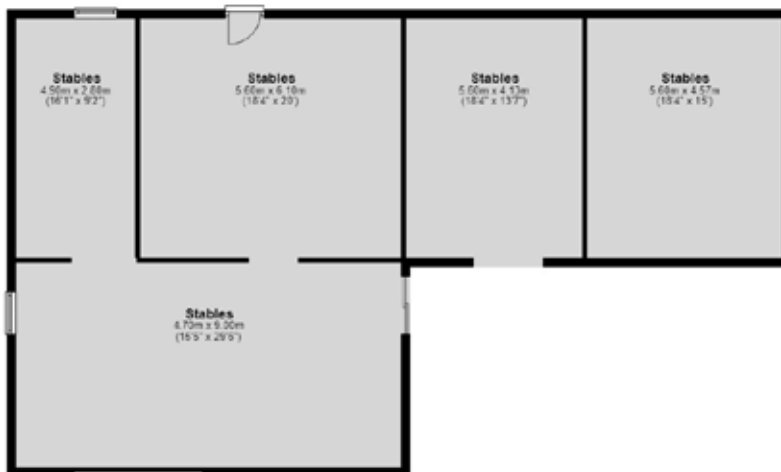
First Floor

Approx. 72.3 sq. metres (778.4 sq. feet)



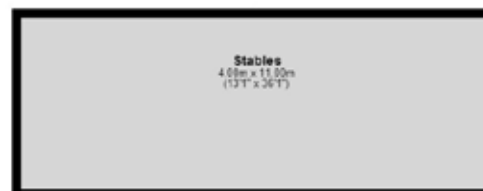
Ground Floor

Approx. 316.3 sq. metres (3384.2 sq. feet)



First Floor

Approx. 11.6 sq. metres (124.9 sq. feet)
excluding void



Directions

From Penrith, head along the A66, turning left at the signpost for Long Marton. At the T junction, turn right and follow the road. At the fork in the road, turn left at the signpost for the low bridge. Follow this road, at the bend there a sign for Ivy House. Take this road. The property is on the left hand side. Note these directions will take you to the rear of the property

Total area: approx. 376.9 sq. metres (4057.1 sq. ft)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please do not rely on it for legal purposes.

Important Information

Tenure:

Freehold.

Council Tax Band:

Property - Westmorland & Furness Council - Band F.
Business - Small Business Standard Multiplier

Services:

Mains electricity, mains water and mains drainage. Oil fired heating with open fire & log burner

Energy Performance Certificate:

Not applicable Grade 2* Listed

Broadband Speed

Superfast broadband available

Viewings:

By appointment with Hackney and Leigh's Penrith office

What3Words:

///perusing.cowboys.lonely

Right of Way:

We have been advised there is a Right of Way across field No. NY8033 and NY6626. Also there is a public footpath and bridle way from the lane behind the barn to the top

Agents Notes:

The hen house and 14 hens are included in the sale.
We are advised underneath the property tin roof, is the remainder of a thatched roof.

Appleby Fair:

We are advised the local council and the current home owner have a licence for 75 caravans to stay at the bottom field during Appleby Fair. The vendor has to supply WC's & pay someone to help get them on/off the land, plus supply a waste skip. The new owner would need to contact council to continue this.

60-Day Pop Up Licence

We are advised the current home owner have a 60-day Pop Up licence for 5 tents/ campervans, plus 3 campervans/ touring caravans for electric hook up. The new owner would need to make own enquiries to have this transferred over to them

Holding Number

We are advised the current home owner receives a payment off The Rural Payments Agency for not fertilising the land and we expect the Holding Number would be transferred with the sale, however this has not been confirmed

Capital Grant

We have been advised the wall adjacent to field No. 6626, is subject to a grant from The Rural Payments Agency

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. 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 30th April 2026



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& LEIGH**

Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Penrith office:

Call us on 01768 593593

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