



Hartsop

Auction Guide Price £475,000

Parcey House and Cottage, Hartsop, Penrith, Cumbria, CA11 0NZ

FOR SALE BY AUCTION WITH AUCTION HOUSE CUMBRIA ON WEDNESDAY 21ST MAY 2026 AT THE HALSTON CARLISLE 12 NOON

A magnificent location, this house and separate attached cottage sit quietly in the very pretty Lakeland hamlet of Hartsop which allows you to step from the door and immediately be hiking the dramatic fells, strolling down to the local pub or ambling along the lake shore. Beautiful Ullswater is just down the road, Ambleside just over the pass, but tranquillity is right here on your doorstep. Full of character and as welcoming as you could imagine, Parcey House and Cottage is Grade II Listed (now in need of some improvements) and includes 5 bedrooms, 3 bathrooms, 3 reception rooms and 2 kitchens.

Quick Overview

- A welcoming home of great character
- Grade II listed
- 4 bedrooomed, 3 reception rooms including sun room
- Self contained attached one bed cottage
- Magnificent fell views
- Enchanting garden
- A wonderful array of walks right on your doorstep
- An ideal family home
- In need of improvements to your own specification
- Superfast Broadband 80Mbps*

Property Reference: AM4054



5



3



3



Superfast
Broadband



Living Room



Dining Room



Kitchen



Sun Room

Location From Ambleside take the Kirkstone Road from the mini roundabout at the northern end of town and continue up the hill to the T junction opposite the Kirkstone Pass Inn. Turn left and continue down the Kirkstone Pass heading towards Ullswater. On passing Brotherswater on your left the turning for Hartsop can be found on your right after less than a quarter of a mile. Continue up this short lane and Parcey House and Cottage are located on the left hand side, with parking opposite.

What3Words [///weeknight.greyhound.sugar](http://weeknight.greyhound.sugar)

Description It is difficult to do justice to this wonderful home in just a few lines - where does one start? The location is magnificent, the fell views simply amazing and include High Hartsop Dodd, Dove Crag and Hartsop Above How, to name just a few. The accommodation is welcoming in true Lakeland cottage style, though undeniably could now stand some updating. This attractive home forms a substantial part of a short terrace of three, dating from the 17th Century and having Grade II listing.

The spacious entrance hall has quarry tiled floor with ample space for dealing with wet coats, muddy boots and soggy dogs (or children!). The dining room boasts fabulous fell views, characterful exposed beams, and an original spice cupboard making this a truly delightful room to dine in.

Beyond this is a bright and light sun room, simply perfect for relaxing and enjoying the breathtaking fell and garden views, whilst on cooler evenings the sitting room is perfect for gathering with friends and family in front of the wood burning stove set upon its raised slate hearth. Light and airy with fell views from the three windows, and featuring exposed timber beams, as well as a sweet little alcove cupboard.

The kitchen is part tiled and has fitted wall and base units with complementary work surfaces incorporating a sink unit and Neff appliances which include a ceramic hob, microwave and grill. There is plumbing for a dishwasher, and three floor to ceiling storage cupboards whilst the adjacent utility room houses the hot water cylinder and has plumbing for an automatic washing machine. A useful rear porch with exposed stone wall and quarry tiled floor has an external door to the garden.

The first floor of the main house is divided into two parts, each accessed by different staircases. From the sitting room, a traditional spiral staircase leads to the main bedroom with garden and fell views. Its ensuite bathroom has a bath and over-the-bath Mira electric shower, WC and pedestal wash hand basin. At the other end of the house, a staircase between the kitchen and dining room leads up to a landing with an integrated linen cupboard. From this landing there are three bedrooms with garden and fell views, one of which has more recently been used as a home office, and fitted with shelving. The main house bathroom has a deep built in linen cupboard and a white three piece suite comprising panel bath (with plumbing for an over-the-bath shower), pedestal wash hand basin and WC.

Attached to the main house is a sweet one bed self contained cottage, benefitting from its own private external entrance, yet also linked internally from the sitting room in the main house. Perfect for a dependent relative, guests, or even holiday letting if desired. It would also make a wonderful designated workspace for those lucky enough to be able to work from home in such enviable surroundings, keeping work completely separate and well defined from home life.



Sun Room



View



Bedroom 1



Bedroom 3



The Cottage - Kitchen



The Cottage - Bedroom

Entering into the breakfast kitchen which is fitted with wall and base units with complementary work surfaces having an inset stainless steel sink unit, ceramic two ring hob, oven and microwave. Additionally there is an Ikea under counter fridge. A rear hallway has an external door to the garden, and the interconnecting internal door to the sitting room in the main house. The bathroom is conveniently also situated on this floor and comprises a three piece white suite. Upstairs is the timber beamed charming double bedroom, bright and cheerful with ample space to sit and take in the glorious fell views.

Outside the garden of roughly one acre, is an enchanting surprise, including a pond and a varied selection of mature trees and shrubs a great many we understand having been cultivated from seed. There is a timber shed to the rear, and four stone built stores to the front, for coal, logs and general outdoor and gardening equipment.

Some updating would be beneficial in places, but Parcey House really would make the perfect family home, come and see this unique and very special Lakeland home for yourself.

Accommodation (with approximate dimensions)

Parcey House

Entrance Hall

Dining Room 14' 11" x 12' 0" (4.55m x 3.66m)

Sun Room 18' 5" x 6' 11" (5.61m x 2.11m)

Sitting Room 14' 11" x 14' 2" (4.55m x 4.32m) Having an internal door to the one bedroomed cottage next door, and stairs to the primary bedroom above.

Utility Room

Kitchen 17' 2" x 6' 3" (5.23m x 1.91m)

Rear Porch 10' 9" x 4' 1" (3.28m x 1.24m)

First Floor

Landing

Bedroom 1 14' 11" x 15' 0" (4.55m x 4.57m)

Ensuite Shower Room

Bedroom 2 13' 10" x 9' 5" (4.22m x 2.87m)

Bedroom 3/Home Office 9' 3" x 7' 2" (2.82m x 2.18m)

Bedroom 4 9' 3" x 7' 2" (2.82m x 2.18m)

House Bathroom

Cottage

Breakfast Kitchen 9' 1" x 8' 9" (2.77m x 2.67m)

Rear Hallway

Bathroom

First Floor

Bed/Sitting Room 15' 6" x 12' 3" (4.72m x 3.73m)

Outside

Garden Enjoying a peaceful and private setting the garden is



View



View



Garden and View



Gardens

magical and includes areas of woodland with a variety of mature shrubs and trees including Rhododendrons, acer, enkianthus, hydrangeas and birch trees. Featuring a delightful stream winding through the garden from the pond, and having plenty of areas in which to sit and enjoy the tranquil surroundings, there really is something for everyone. This area is a haven for wildlife and is a true delight.

Four stone built outdoor stores, and a timber shed provide all the storage space you could need for coal/ logs, outdoor and garden equipment.

A further second garden area is located across the lane. It has been used for fruit and vegetable growing. With land stretching down to a pretty beck it has vegetable beds, and fruit bushes and trees, including a fruiting fig tree.



Garden and View

Anti-Money Laundering Regulations (AML) 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 £42.67 (inc. VAT) per individual or £36.19 (incl. 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 £120 (incl. vat).

NOTES

Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 32800** or request online.



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



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Rydal Road, Ambleside, Cumbria, LA22 9AW | Email: amblesidesales@hackney-leigh.co.uk

Parcey House & Parcey Cottage, Hartsop, Penrith, CA11

Approximate Area = 2440 sq ft / 226.6 sq m

Outbuilding = 138 sq ft / 12.8 sq m

Total = 2578 sq ft / 239.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1134289

Property Information Council Tax Eden District Council - Parcey House - Band E. Parcey Cottage - Band A **Tenure** Freehold

Services The property is connected to mains electricity and water, drainage is to a septic tank/septic tank newly installed in 2024 which is located in the lower garden.

Energy Performance Certificate This property is Grade 2 Listed and therefore does not have an Energy Performance Certificate.

Viewings Strictly by appointment with Hackney & Leigh Ambleside Office.

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 25/07/2024.

Request a Viewing Online or Call 015394 32800