



Bradley Foot, Ousby – CA10 1QA

Guide Price £825,000

PFK

Bradley Foot

Ousby, Penrith

PFK are delighted to bring to the market this uniquely exciting and rarely available opportunity, comprising a substantial Grade II listed historic residence, together with an adjoining barn conversion forming three individual units and a separate detached cottage, all set within extensive and beautifully established grounds. Having remained under the same ownership for over 40 years, the property offers an exceptional combination of heritage, versatility and long-term potential, all arranged around a courtyard setting with ample parking for residents and visitors alike.

At the heart of the offering is the principal residence, **Bradley Foot**, a generously proportioned and highly characterful home which has been sympathetically extended over time, including into the adjoining barn to create additional living accommodation. Retaining a wealth of original features including exposed beams, stonework and traditional panelling, the property provides a strong sense of history and charm throughout, while offering flexible and practical family living.

The accommodation is introduced via a welcoming entrance hall featuring traditional panelling believed to be original, providing a cloaks area and access to the principal reception rooms. From here, the layout flows into a dining room with exposed beams, stonework and sash window to the front aspect, together with an opening leading through to the main living room. This superb reception space is dual aspect, featuring doors to both front and rear and centred around a wood-burning stove set upon a stone hearth, creating a warm and inviting focal point.



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The dining kitchen provides a particularly characterful and practical heart of the home, featuring a fitted bench with integrated seating and storage, bespoke shelving and a striking cherry-red Rayburn as a central feature. The kitchen is fitted with an excellent range of wall and base units complemented by stone work surfaces and includes integrated oven, hob and extractor, together with space for freestanding appliances including a fridge, dishwasher and washing machine. A Belfast sink sits beneath a side aspect window, while a further mullioned window enhances the dining area. A rear porch provides access to a useful WC and storage area, with direct access to the garden and additional space currently utilised for appliances.

Returning to the entrance hall, a study provides a flexible additional reception room, alongside access to the staircase leading to the first floor with useful understairs storage. The staircase rises to a half landing before continuing to the main landing, adding to the charm and character of the layout. A charming bedroom with sloped, beamed ceilings is positioned off this level, offering an appealing and versatile space.

The main landing extends along the property and provides access to five further bedrooms and two bathrooms. The bedrooms are predominantly positioned to the front aspect and include four well-proportioned doubles and one single, all enjoying pleasant outlooks and generous proportions. The accommodation continues to reflect the scale and flexibility of the property, well suited to family living or multi-generational use.



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The first bathroom is fitted in a contemporary wet room style with walk-in shower, WC and wash hand basin, together with a cupboard housing the hot water cylinder. The second bathroom is positioned towards the end of the landing and comprises a traditional three-piece suite including bath, WC and wash hand basin.

The barn conversion element comprises three individual units known as **Ardale**, **Thackmore** and **The Flat**. While all would benefit from some upgrading and modernisation, they have previously been successfully let as holiday accommodation and more recently on a residential basis, offering excellent potential for ongoing income generation or extended family living.

Ardale is a one-bedroom ground floor apartment comprising an entrance hall, open-plan living, dining and kitchen area, rear external access from the living space, an inner hall, storage cupboard, bathroom and double bedroom.

Thackmore is a two-bedroom first floor apartment accessed via external stone steps, featuring a spacious open-plan living, dining and kitchen area, inner hall with storage, bathroom and two bedrooms positioned to the front and rear respectively, together with a mezzanine area accessed via stairs.

The Flat is a one-bedroom ground floor apartment comprising a living and dining area open to the kitchen, rear external access, a front aspect double bedroom and bathroom.



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Detached from the main residence and adjoining apartments is **Smittergill Cottage**, a charming one-bedroom dwelling converted from the former coach house. The accommodation includes an entrance area with storage and a contemporary shower room, together with a living and dining room opening onto a private garden and leading through to the kitchen and double bedroom.

Externally, the property is further enhanced by its extensive and beautifully established grounds. The formal garden to the front of **Bradley House** is particularly impressive, extending into a vast and well-stocked landscape featuring mature planting, seating areas, pathways, a pond, fruit trees and an abundance of shrubs and flowers. A dedicated vegetable garden sits to the side with raised beds, greenhouse and useful outbuilding, offering scope for a more self-sufficient lifestyle. To the rear, a large lawned area extends along the back of **Bradley Foot** and the barn conversion, featuring mature trees and open space that wraps around towards additional outbuildings and storage. **Smittergill Cottage** benefits from its own enclosed garden, adjoining the main formal gardens, with seating area and lawn bordered by established planting. The property also benefits from ample courtyard parking for all dwellings, together with a range of useful outbuildings, garden stores and former coal houses, adding further practicality to this exceptional offering.

In summary, this is a rare opportunity to acquire a significant historic estate combining a substantial Grade II listed residence with multiple additional dwellings, all set within extensive and beautifully maintained grounds. Rich in heritage, versatility and potential, the property offers an outstanding opportunity to create a multi-generational home, income-generating estate or lifestyle holding, all within a highly attractive and historic setting.





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Ousby, Penrith

Ousby lies just off the A686 route between Penrith and Alston in the peaceful and relatively unspoilt 'East Fellside' area of Cumbria. For those wishing to commute, the M6 is within 20 minutes' drive and the Lake District National Park is also easily accessible. Penrith caters well for everyday needs with all the amenities associated with a thriving market town e.g. primary and secondary schools, varied shops, supermarkets, banks, hotels and public houses, bus and railway stations, castle and park and a good selection of sports/leisure facilities.

- Grade II listed residence with four further properties
- Extensive grounds, gardens and parking
- 6 bed main house, 1 bed detached dwelling, 2 bed apartment, 2x1 bed apartments
- Delightful village location
- Vast scope and potential on offer
- Tenure - Understood to be Freehold
- Council Tax Bands - Bradley Foot D; Smittergill B; Ardale A; Thackmore B; The Flat A
- EPC Ratings - Bradley Foot TBC; Smittergill E; Ardale TBC; Thackmore TBC; The Flat E



ACCOMMODATION - BRADLEY FOOT

Entrance Hall

Dining Room

14' 7" x 12' 6" (4.45m x 3.80m)

Living Room

16' 5" x 15' 2" (5.01m x 4.62m)

Dining Kitchen

24' 9" x 9' 7" (7.54m x 2.91m)

Rear Porch

8' 0" x 14' 5" (2.44m x 4.40m)

WC

2' 9" x 4' 9" (0.85m x 1.44m)

Study

8' 0" x 12' 3" (2.45m x 3.74m)

Landing

Shower Room

6' 0" x 8' 7" (1.83m x 2.62m)

Bedroom 1

8' 2" x 17' 10" (2.49m x 5.44m)

Bedroom 2

10' 7" x 15' 0" (3.23m x 4.56m)

Bedroom 3

13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom 4

10' 8" x 9' 2" (3.26m x 2.80m)

Bedroom 5

8' 2" x 8' 11" (2.49m x 2.73m)

Bedroom 6

13' 0" x 7' 4" (3.96m x 2.24m)

Bathroom

5' 10" x 6' 9" (1.78m x 2.05m)



SMITTERGILL - Entrance Hall

3' 1" x 5' 1" (0.95m x 1.54m)

Bathroom

5' 1" x 7' 5" (1.55m x 2.27m)

Living / Dining Room

14' 10" x 12' 1" (4.53m x 3.68m)

Kitchen

5' 9" x 7' 7" (1.75m x 2.31m)

Bedroom

THE FLAT - Living / Dining / Kitchen

16' 3" x 10' 3" (4.96m x 3.12m)

Bedroom 1

9' 3" x 11' 8" (2.81m x 3.55m)

Bathroom

6' 9" x 5' 6" (2.05m x 1.67m)

ARDALE - Entrance Hall

3' 6" x 6' 2" (1.07m x 1.87m)

Living / Dining / Kitchen

Bathroom

5' 5" x 6' 6" (1.66m x 1.99m)

Bedroom 1

10' 7" x 13' 11" (3.22m x 4.23m)

THACKMORE - Living / Dining / Kitchen

16' 6" x 20' 3" (5.03m x 6.16m)

Inner Hall

3' 1" x 3' 11" (0.95m x 1.19m)

Bathroom

5' 10" x 6' 11" (1.78m x 2.11m)

Bedroom 1

8' 5" x 11' 9" (2.57m x 3.58m)

Bedroom 2

7' 8" x 11' 11" (2.34m x 3.64m)



EXTERNAL

Gardens, Outouses and Parking

Expansive established gardens with formal landscapes, pond, delightful seating areas, vegetable garden, fruit trees, shrubs and trees accompanied by a large lawned garden. Useful outhouses adjoin the lawned garden, with an additional outhouse in the vegetable garden. Ample parking for several vehicles.

ADDITIONAL INFORMATION

Services

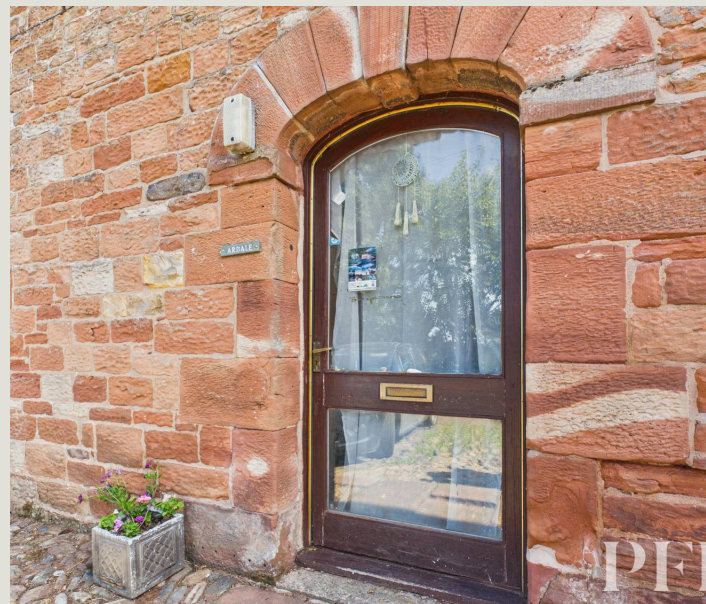
HEATING - Bradley Foot - Solid-fuel Rayburn provides heating and hot water. Smittergill, Ardale, Thackmore & The Flat - Electric heating. **ELECTRIC & WATER** - We understand that all properties are connected to mains water. **DRAINAGE** - Three Septic Tanks are in situ, one located to the side of the property, another to the rear and the third at the entrance of the flower garden. The Vendor has advised that new soakaways were fitted to two of the Septic Tanks, one approximately 10 years ago and the other around 2/3 years ago. **WINDOWS** - Single Glazed windows - The Vendor has bespoke new units that are ready to be fitted. These will remain at the property. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has three septic tanks and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Grade II Listing

List Entry Number:1372251. BRADLEY FOOT, FARMHOUSE AND ADJOINING BARN RANGE



Directions

The property can be located by using What3Words -
///alone.rods.prominent or via the Post Code CA10 1QA.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.









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