WILKES GREEN HILL

Residential
Estate Agents
Letting Agents

High Brow, Tirril, Penrith, CA10 2LS



- **Grade 2 Listed Detached Country Home in the Lake District National Park**
- **Elevated Rural Location with Exceptional Panoramic Views to the Lakeland Fells and Pennines**
- **Large Open Plan Living Room/Kitchen + Garden Room**
- **Three Double Bedrooms, Bathroom + Shower Room**
- **Attractive Gardens to Three Sides with Superb Views + Small Paddock - 0.29 Acre**
- **Secondary Glazing, Oil Central Heating + Multi Fuel Stove**
- **Off Road Parking + Garage**
- **Tenure - Freehold. EPC Rating - E**
- **Currently Rated for Business Rates - Nil Payable**

Asking price £670,000

Enjoying a fabulous peaceful and elevated side, between Tirril and Pooley Bridge, High Brow has some of the finest panoramic views in the area, with a wonderful vista stretching from Soulby Fell and Blencathra, across the Eamont Valley to Penrith and on to the Pennines.

High Brow is a handsome grade 2 listed period home, believed to date form the early 1700s but possibly earlier, set on the fellside below Celleron and has been recently renovated with accommodation comprising; Entrance Hall, Living Room open into the Farmhouse Kitchen, Garden Room, WC/Shower Room, Three Double Bedrooms and a Bathroom.

There are landscaped Gardens to three side which take full advantage of the glorious views and a small Paddock, circa .29 acre. There is also an Off Road Parking Bay for two cars and an Adjoining Garage with Automatic Door.

High Brow benefits from Secondary Glazing to the beautiful mullion windows, Oil Central Heating with a Pressurised Hot Water System and a Multi Fuel Stove in the living room, making this historic property a comfortable and cosy home of real distinction.

Location

From Penrith, head south on the A6 and drive through Eamont Bridge. At the mini roundabout, in Eamont Bridge, turn right, signposted to Ullswater. Follow the road past Yanwath and through Tirril. Opposite the new housing development, fork left onto an un-named road and head up the hill to Celleron. At the junction, turn right, High Brow is the first property on the right.

The what3words position is; sharpens.dizziness.simply

Amenities

In the village of Tirril there is a well patronised public house, a village hall supporting community events, a garage with filling station and a church nearby in Barton. A local bus service connects the village with Penrith, 3 miles and Pooley Bridge 2.5 miles.

The popular village of Askham is just over a mile away with a church, a village hall, a village shop, two public houses and an open air swimming pool.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water and electricity are connected to the property. Heating is by fuel oil. Drainage is to a private septic tank.

Tenure Freehold
The property is freehold.

High Brow is classed as a self catering holiday cottage and is therefore assessed for business rates. The current rateable value is £3,700 (1st April to present).

We understand that High Brow is eligible for small business rate relief, please use the link below for more information.

https://www.tax.service.gov.uk/business-rates-find/valuations/start/14072878000

Anti Money Laundering Requirements
In line with The Money Laundering, Terrorist Financing and Transfer of Funds (information on the Payer) Regulations 2017, as a regulated profession, we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. To do so the Credit Referencing Agencies may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

A fee of (£24 inc VAT) per purchaser will be charged to cover the costs associated with fulfilling our obligations under the act. A link will be sent to your mobile to enable you to make the payment and thereafter the biometric check.

Referal Fees
WGH work with the following provider for arrangement of mortgage & other products/insurances, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them WGH will receive a referral fee :
Fisher Financial, Carlisle
The Right Advice (Bulman Pollard) Carlisle
Average referral fee earned in 2025 was £253.00

Viewing
STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance
Through a panelled door with dimple glass inset to the;

Hallway
Having LVT flooring, two radiators and a return staircase leading to the first floor with painted handrail and spindles and a storage cupboard below with light, power point and a vent for a tumble dryer. Painted panel doors lead off to the WC/shower room and;



Living Room 14'11 x 19'1 (4.55m x 5.82m)

To one end is a natural stone hearth and fireplace with a large rustic timber mantle and having a multi fuel stove. There are exposed timber beams to the ceiling, the floor is beautiful reclaimed parquet and there are two radiators, two wall light points and a TV aerial point. Secondary glazed mullion windows overlook the garden and give a view across the surrounding countryside to the Pennines and to Penrith.



To one side of the fireplace is a multipane glazed door opening to the garden room and a glazed door opens to a vestibule with solid timber door opening to the garden.

The living room is open to the;



Farmhouse Kitchen 14'11 x 12'1 (4.55m x 3.68m)

The kitchen area is fitted with pale grey fronted units and a white marble effect works surface incorporating a stainless steel one and a half bowl single drainer sink with mixer tap and marine board splashback. There is a built-in electric oven and hob with stainless steel splashback and cooker hood, an integrated dishwasher and space for an upright fridge freezer.



The flooring is beautiful reclaimed parquet, the ceiling has recessed downlights and exposed timbers and there is a modern upright column radiator.

Secondary glazed mullion windows faced to the front and rear and give fabulous views across the surrounding countryside.



Garden Room

Having windows to three sides which take full advantage of the spectacular views of the surrounding countryside from Blencathra to the Pennines.



WC/Shower Room 6'10 x 6'10 (2.08m x 2.08m)

Fitted with a contemporary toilet and wash basin set in a vanity unit with a concealed cistern and storage cabinet. A quadrant shower enclosure has a Mira electric shower over with marine boards to two sides and an extractor fan. To one side of the room is a small work-surface area with space and plumbing below for a washing machine. The ceiling has recessed downlights, the flooring is LVT and there is a ladder type heated towel rail and a secondary glazed mullion window.



First Floor-Landing

There are painted spindles and handrail around the stairwell, a secondary glazed mullion window in the stairwell gives natural light and there is a radiator and an exposed beam to the ceiling. Painted panel doors lead off to the three bedrooms, the WC and bathroom.

Bedroom One 10'2 x 15' (3.10m x 4.57m)
Having a built-in wardrobe to the side of the chimney breast, two radiators and secondary glazed mullion windows faced to the front and rear, overlooking the garden to the Pennines on one side and along the valley and across the surrounding countryside to Blencathra on the other.





Bedroom Two 10'8 x 14'10 (3.25m x 4.52m)
Having two radiators and secondary glazed windows to the front and rear overlooking the garden to the Pennines on one side and along the valley and across the surrounding countryside to Blencathra on the other.



Bedroom Three 10'6 x 10'7 (3.20m x 3.23m)
There is a radiator and a secondary glazed mullion window looks out over the garden and surrounding countryside to the Pennines.



Bathroom 5'9 x 7'5 (1.75m x 2.26m)
Fitted with a contemporary wash basin and bath with mixer shower taps, and a folding screen. The walls are fully tiled and there is a shaver socket, an extractor fan, a heated towel rail and a narrow barn vent type window gives natural light. Doors give access to an eaves store.



WC 4'2 x 4'3 (1.27m x 1.30m)
Fitted with a toilet and having: a radiator, LVT flooring, tiled walls and a secondary glazed narrow barn vent type window. A door gives access to a further eaves store.

Outside
High Brow is set at 90° to the roadside.

To the roadside is a tarmac parking bay with room for 2 to 3 cars and giving access to the;

Garage 15'1 x 12'9 (4.60m x 3.89m)
Having an automatic up and over vehicle door, light, power point and a small mezzanine store.

Steps down from the parking bay lead to what was traditionally have been the rear garden, laid to lawn with stone flagged seating areas and a path to the main entrance.



The stone flag seating area extends along the gable end of High Brow, with steps up to the garden room door and around to the main garden.



The main garden is laid to grass with gravel terraces, stone flagged and gravel seating areas and to one corner is a four person hot tub positioned to enjoy the fabulous views all around across the surrounding countryside from Blancathra to one side to Crossfell and the Pennines on the other.



There is a fenced off storage area to one corner where the oil tank is located and with space for further outdoor storage



On the far side of the dry stone garden wall is a small paddock, approximately 0.29 of an acre.

Adjoining the cottage and access from this area is a;

Storeroom/Laundry 15'3 x 4'11 (4.65m x 1.50m)

A "Firebird" oil fired boiler provides the central heating and the hot water via a pressurised hot water tank, also located in this room. There is a stainless steel single drainer sink with hot and cold water, plumbing for a washing machine and space for a further tumble dryer.

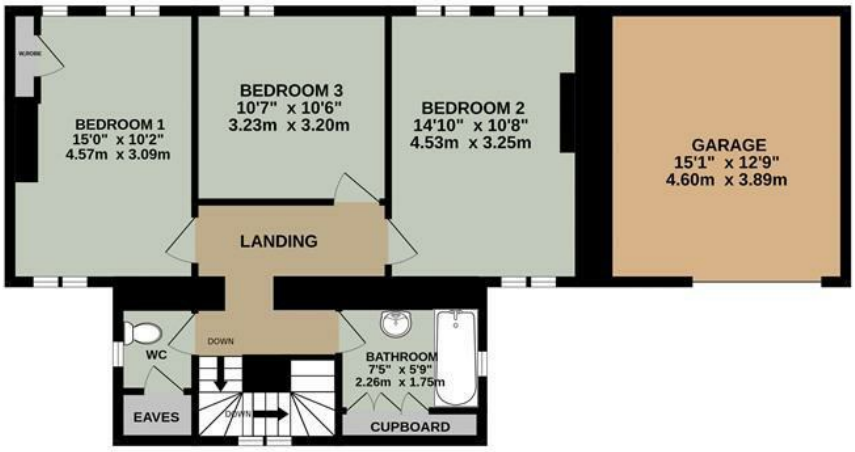
High Brow is perfectly located to take full advantage of the wonderful panoramic views



GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.

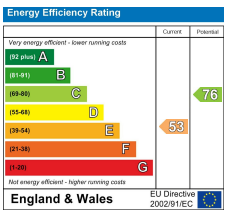


1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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