

Wood Farm

PENTON | CARLISLE, CUMBRIA



FINEST
PROPERTIES



A truly beautiful detached property with land and
magnificent far-reaching views

Longtown 8.4 miles | Brampton 11.3 miles | M6 J44 12.3 miles | Gretna 12.7 miles
Carlisle City Centre 15.3 miles | Keswick 45.9 miles | Newcastle International Airport 53.7 miles





Accommodation in Brief

Portico | Hall | Kitchen/Dining Room | Snug | Sitting Room | Utility Room

Three Ground Floor Bedrooms | Bathroom | Shower Room

Principal Bedroom Suite with Balcony & Shower Room

Garage | Parking | EV Charging Point | Workshops | Store Rooms

Gardens | Terrace & Patio | Greenhouse | Orchard | Land | Woodland

Around 5.1 Acres in All







The Property

Wood Farm is a beautiful stone-built detached property that has been renovated and updated in stunning style to create a desirable country home with exquisite interior décor. Every element of the design and finish has been considered with the utmost care and attention, and this gorgeous home is a reflection of that dedication. The property stands amongst glorious north Cumbrian countryside, close to the Scottish Borders and also within easy reach of Northumberland. Far-reaching views stretch away over the gardens and land of Wood Farm towards the horizon. The property as a whole extends to just over 5 acres, including a generous paddock of almost 2 acres and woodland that is a haven for wildlife. This will appeal to a range of interested parties, including those looking for a compact and manageable equestrian opportunity.

The attractive timber and slate portico with glazing shelters the front door before stepping into the hall. The living accommodation occupies the south west wing of the ground floor. The sitting room is filled with natural light from a triple aspect including French doors to the east elevation. Striking beams support the vaulted ceiling adding to the sense of space, with stone flagged flooring underfoot and a handsome fireplace acting as a focal point. The blend of traditional touches with contemporary styling and quality is hugely appealing and continues throughout the whole property. Adjoining the sitting room is the snug which is cosy yet spacious, with a dual aspect and a stone fireplace with woodburning stove.

The kitchen/dining room is the warm and inviting heart of the home. Characterful beams and lintels are a reminder of the history of the building and a large stone inglenook with decorative tiling houses an impressive electric Everhot range. There is lots of space for a table and chair to host family and friends, with French doors to the gardens offering indoor/outdoor living. The kitchen is served by a utility room with a double oven, additional Belfast sink and space for white goods.

There are three bedrooms arranged across the north east wing of the ground floor. The bedrooms are appointed in clean, simple style for a relaxing atmosphere and are served by a bathroom with suite comprising bath, wash hand basin, WC and bidet. There is also a separate shower room adding to the practicality of the set up. These rooms are finished in complementary fashion, with elegant tiling and quality fixtures and fittings.

The first floor is home to the magnificent principal suite. The generous bedroom is orientated to make the absolute most of the elevated position, with full-height glazing framing incredible views. This glazed wall incorporates a central door to the balcony outside which is the perfect spot to enjoy a morning coffee, or simply to contemplate the beautiful landscape. The bedroom is served by a shower room with sleek modern design. The first floor landing has been configured as a quiet reading corner, maximizing the use of space and completing a self-contained first floor suite.









Externally

Wood Farm is approached via a country lane and driveway shared with a single neighbour. There is ample parking for numerous vehicles, in addition to the garage. An EV charging point adds a touch of future-proofing. Useful outbuildings include an outdoor boiler room, a large workshop which is currently configured as a gym, along with a second substantial workshop with adjoining store room. A large garden store completes the range of buildings.

Beautifully maintained gardens stretch away from the house with expansive lawns dotted with carefully maintained topiary and fruit trees. A flagged terrace runs along the property before opening out into a patio for al fresco dining and entertaining. A greenhouse will appeal to the keen gardener.

Beyond the gardens lies the generous paddock, with well-fenced boundaries, a young 19 tree orchard and sheltering woodland to the east corner. The paddock extends to around 1.88 acres of good land that provides an opportunity for a neat and compact equestrian set up with glorious surroundings. The woodland area attracts a host of wildlife and is a delightful addition to Wood Farm.



Local Information

Wood Farm sits amongst peaceful and unspoiled countryside close to the Scottish border and just outside Kielder Forest Park. A short drive leads to the Solway Coast AONB or the magnificent Dumfries and Galloway coastline, with both the North Pennines AONB and the Lake District National Park also easily reached. The nearby market town of Longtown offers amenities with a good range of shops, pubs, Post Office, chemist, hairdresser, art gallery, GP practice and dental surgery. Brampton and Carlisle are also accessible, as is Gretna on the north of the border.

The surrounding countryside offers excellent outdoor opportunities. There are amazing walks directly from the property, with the line of historic Hadrian's Wall to the south. This is a fantastic base from which to explore the north of England and southern Scotland.

Nearby is Carlisle, nicknamed "The Great Border City", an ancient settlement with Roman discoveries still emerging. Carlisle offers a comprehensive range of social, leisure, retail and cultural opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

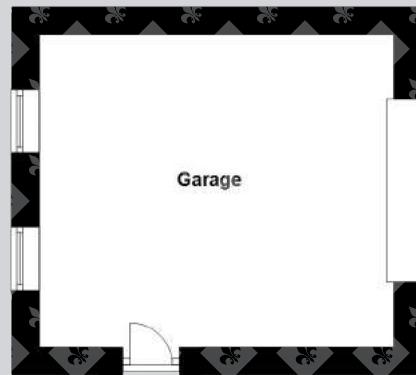
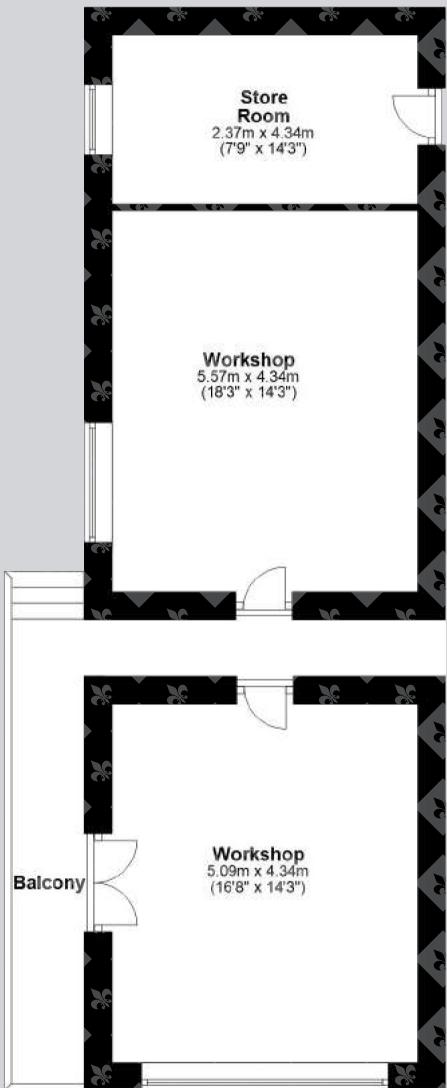
The property is well positioned for access to the A7 and M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. Brampton Junction rail station offers cross-country services between Newcastle and Carlisle, while the station in Carlisle provides excellent main line services to major UK cities north and south.



Floor Plans



Floor Plans



outbildnings



Total area: approx. 96.9 sq. metres (1042.7 sq. feet)



Directions

FOR SATNAV: Key in the postcode CA6 5RS (not 5RT), arrive at a large farm on your left called Park House Herd, Messrs Baxter. If it is on your right, please turn around! Heading east, take the first left after 400 yards with a small white sign saying Thorneyland. Pass through the next farm, down the hill and take the first right before you cross the small river, signposted Wood. There are two wheelie bins at the bottom of the driveway stencilled 'Tangle' and 'Wood'. Up the hill and Wood Farm is opposite you when you arrive.

From the south, leave the M6 at Junction 44 and take the A7 from the roundabout signposted Longtown 6 miles. Follow this road for approximately 1.3 miles then exit right signposted Kirklington, Scaleby, Cliff and Longpark. Continue for 2.8 miles then at the T-junction turn left onto the A6071 signposted Longtown. Cross Cliff Bridge then take the next right turn signposted Easton and Penton. Stay on this road for 4.4 miles and at the next T-junction turn right signposted Mallsburn, Bailey and Bewcastle. After another 2 miles turn left (if you reach the right turn signposted Shankhill and Hethersgill you have just passed the correct turn). Follow the road for 1.1 miles; the gate on the right-hand side leads to a lane up to Wood Farm. After 340m, the property is on the right.

From Longtown, head north on Netherby road. After around 2.7 miles turn right, then continue for 1.7 miles to reach Easton. Bear right to keep heading east signposted Cliff and Mallsburn. After another 2.4 miles turn left (if you reach the right turn signposted Shankhill and Hethersgill you have just passed the correct turn). Follow the road for 1.1 miles; the gate on the right-hand side leads to a lane up to Wood Farm. After 340m, the property is on the right.

Google Maps



what3words

//regress.maker.heaven
Property
///besotted.tripods.directs

Leads to the bottom of the driveway;
better for directions

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank. Oil-fired central heating.

Postcode	Council Tax	EPC	Tenure
CA6 5RT	Band F	Rating D	Freehold

Viewings Strictly by Appointment

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