

Brownrigg House

MATTERDALE | PENRITH | CUMBRIA



FINEST
PROPERTIES



A distinctive rural home amidst picturesque natural surroundings

Penriddock 3.3 miles | Pooley Bridge 4.9 miles | M6 Junction 40 Skirsgill 8.0 miles
Penrith 8.9 miles | Keswick 12.2 miles | Carlisle 28.7 miles





Accommodation in Brief

Ground Floor

Entrance Hall | Snug | Drawing Room | Kitchen/Dining Area | Rear Porch
Utility Room | WC | Store Room

First Floor

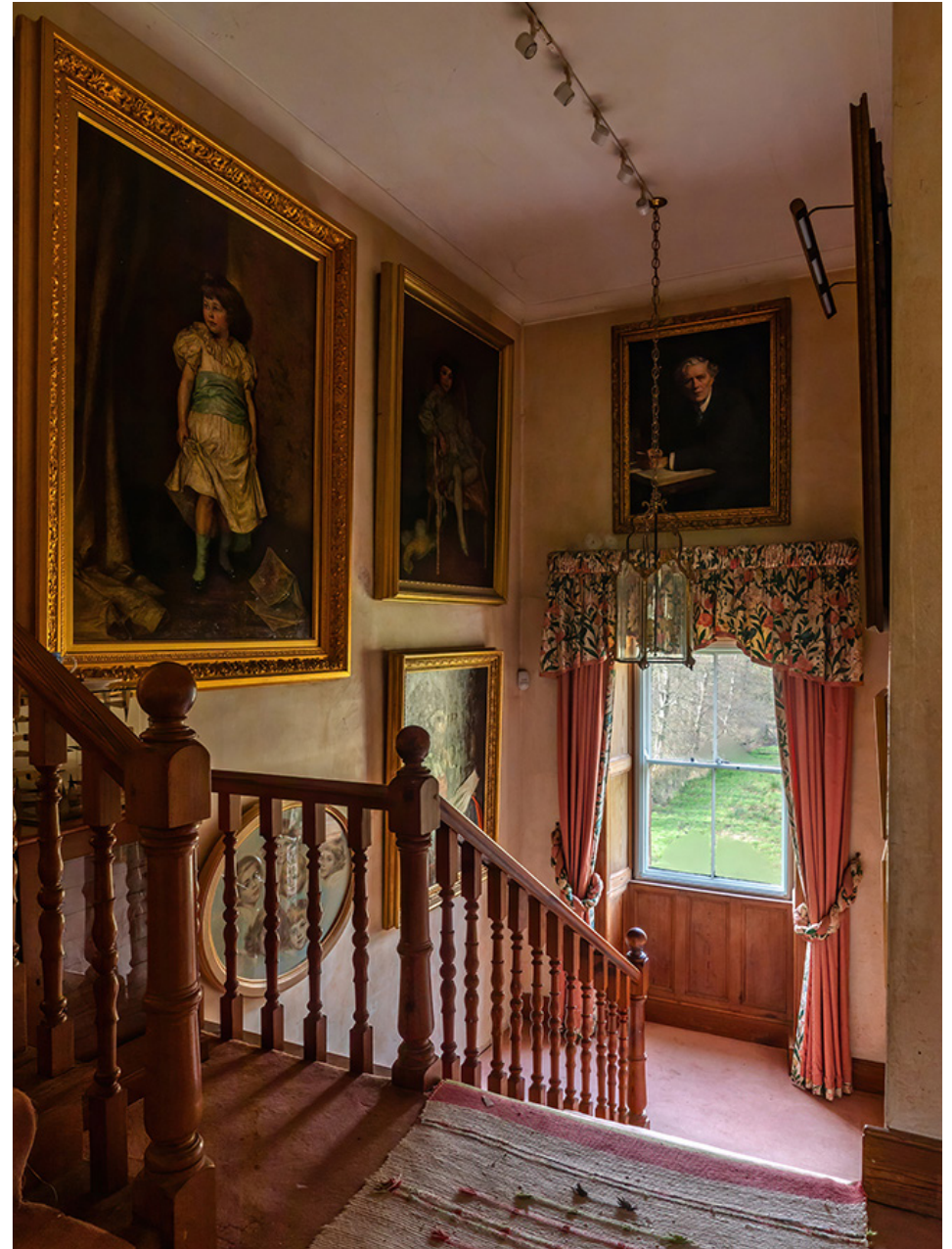
Landing | Principal Bedroom | Ensuite | Five Bedrooms
Shower Room | Bathroom

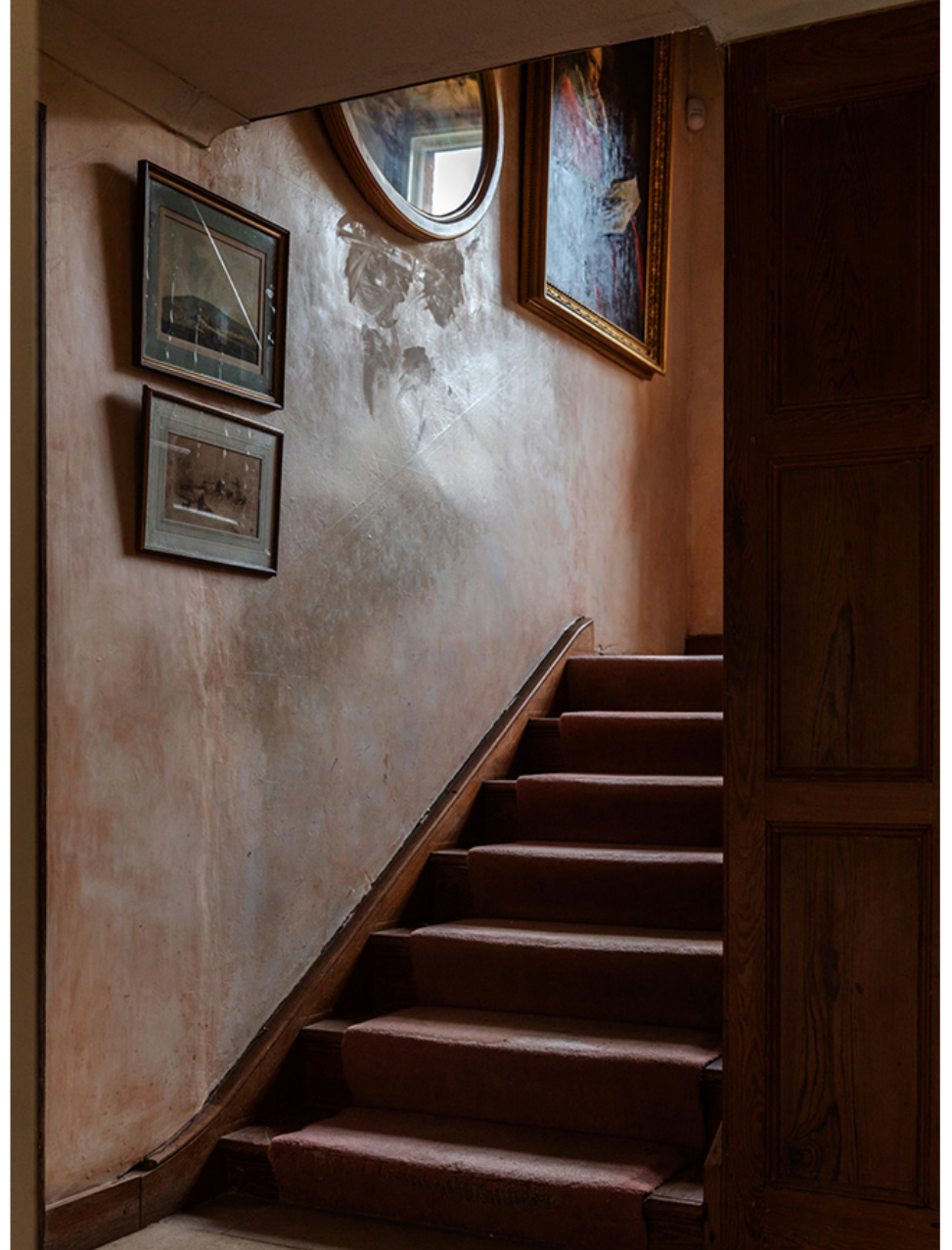
First Floor (Above Garage)

Boiler Room | Storage

Exterior

Three Car Garage | Garden | Over 5 Acres of Land







The Property

Situated within the picturesque Lake District National Park, this distinctive rural home is enveloped by scenic natural surroundings, showcasing enviable views of the nearby Great Mell Fell and Little Mell Fell. Brownrigg is surrounded by 5 acres, comprising grassland and mature, well stocked gardens with a lovely outdoor seating area, complementing its surroundings.

The property showcases many architectural periods, tracing its origins back to the 1500s. Inside, the main living spaces are generously sized and filled with natural light, showcasing charming period features such as exposed beams, traditional inglenook fireplace and an impressive staircase. The drawing room and snug are characterful in appearance, with the snug enjoying a Clearview stove, fostering a warm and inviting ambience. The open plan kitchen and dining area has been tastefully upgraded to include underfloor heating, elegant limestone tiles, and a Rangemaster cooker, making it an ideal area for dining and entertaining guests. Added conveniences include a ground floor storeroom, utility room and WC accessible via the rear porch, just off the kitchen/diner.

The entire ground floor is serviced with underfloor heating and the walls affixed with efficient Celotex insulation.

Ascending to the first floor, Brownrigg House features five well-proportioned bedrooms with the principal bedroom boasting an ensuite bathroom and the remaining bedrooms sharing a shower room and bathroom. These rooms showcase the same cosy, traditional aesthetic featuring exposed beams and pitched ceilings.

Above the garage, there is a substantial storage room, accessible via the staircase within the ground floor store room. Given its size, this has scope for development and could function as additional accommodation for guests, subject to necessary consents.



Externally

Externally, Brownrigg House benefits from a large adjoined three vehicle garage in addition to parking space contained within the front yard. The gardens are mature and have been beautifully maintained, featuring lush lawns, log and wood store, vegetable patch, neatly presented flower beds and a large terrace area for outdoor entertaining. There are about 2 acres of grassland to the front of the property, with a small, picturesque stream running under a stone vernacular bridge.

Agents Note

The property is currently served by 4G broadband, with superfast broadband arriving in late 2024.



Local Information

The popular Matteredale Valley is located in the Lake District National Park, close to Ullswater and 7 miles from the M6 at Junction 40.

Nearby Penruddock features a cosy country pub, a restaurant, and a village hall, fostering a close-knit community atmosphere with regular social events. The area is ideal for outdoor activities, offering scenic walks and sailing opportunities on nearby Lake Ullswater. It's a peaceful spot for enjoying the outdoors and local community life.

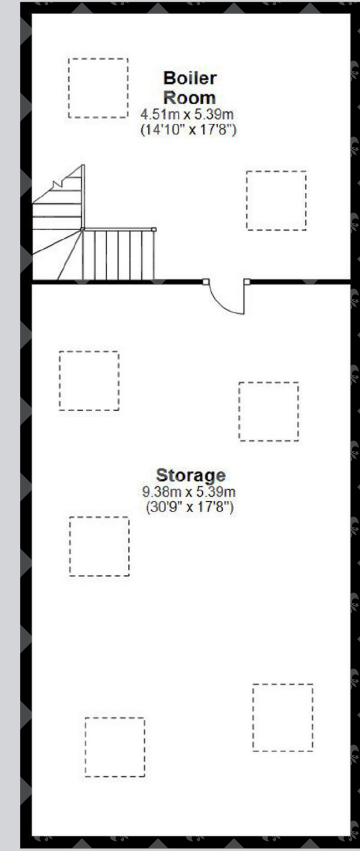
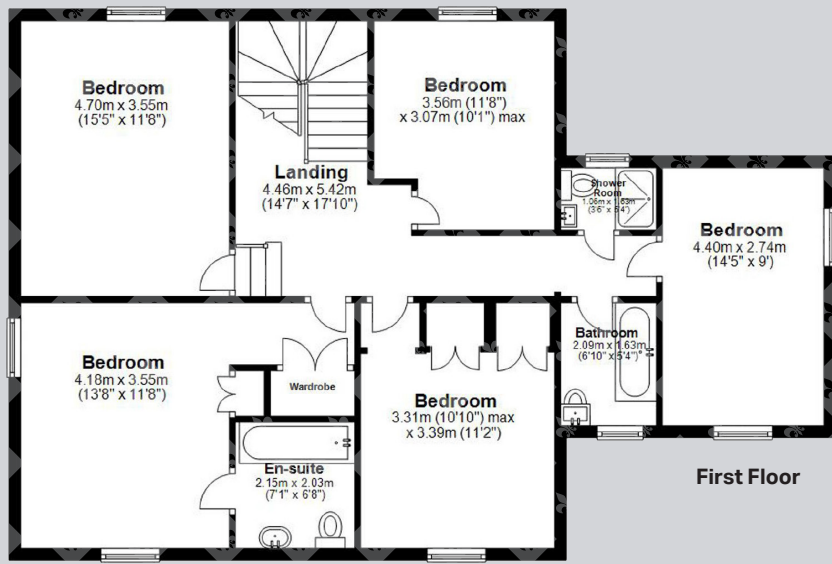
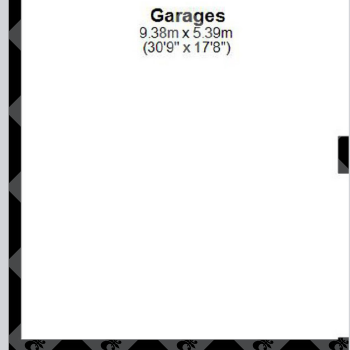
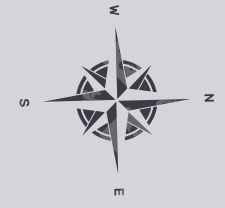
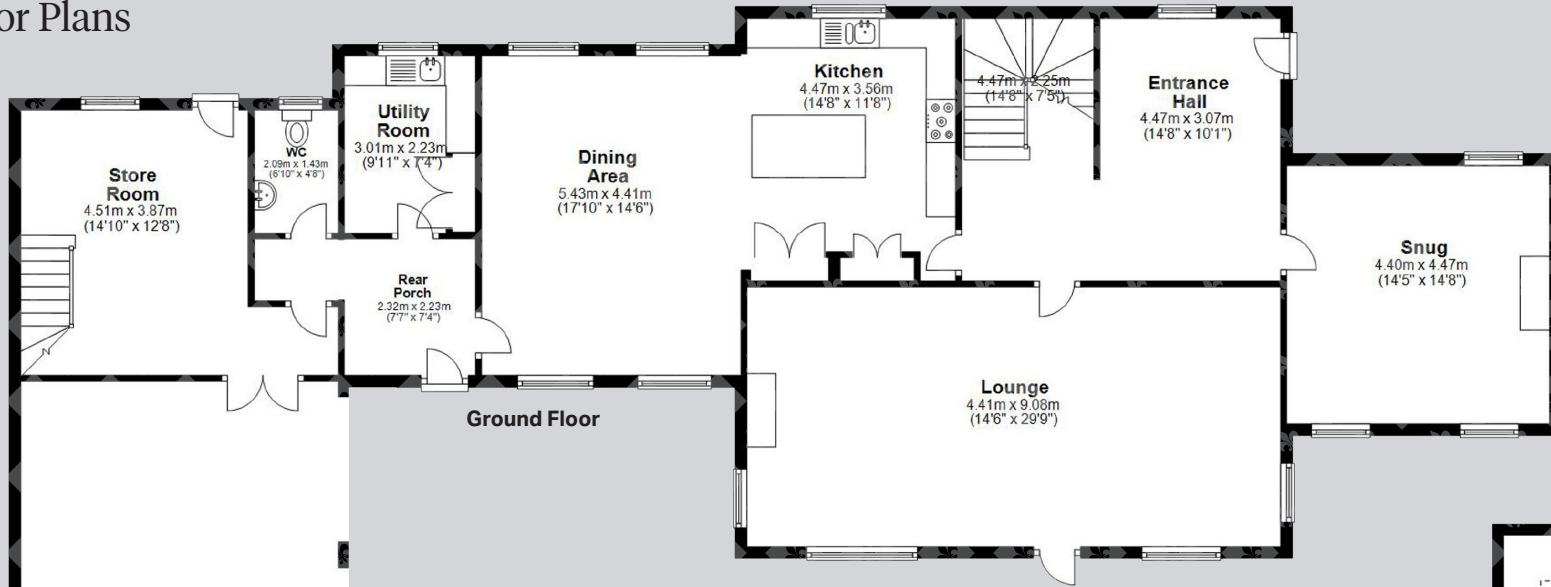
The regional centre of Penrith is within easy reach and provides comprehensive cultural, educational and recreational opportunities, along with excellent shopping facilities. There are primary schools in the villages of Penruddock, Stainton and Greystoke, along with a separate pre-school in Penruddock. There is an excellent choice of secondary schooling nearby with Ullswater Community College, Queen Elizabeth Grammar School and Keswick School.

For the commuter, the A66 and M6 are both within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow and Edinburgh in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.





Floor Plans



Total area: approx. 390.3 sq. metres (4201.1 sq. feet)

Directions

Exit Corbridge via the B6321 to join the A69 west. Follow the A69 until you meet the M6 on the outskirts of Carlisle. Join the M6 at Junction 43. Follow the M6 as far as junction 40/Skirsgill Interchange and take the fourth exit and join the A66 west. Continue west on the A66 for 6 miles until you reach the signposted left turn for Matterdale (Regional Route 71). Continue along Regional Route 71 for 2 miles and then take a left for the entrance to Brownrigg House.

Google Maps



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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 & water. Oil-fired boiler.

Postcode

CA11 0SB

Council Tax

Band G

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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