



Kirkdale, Kirkcambbeck

Offers Over £400,000







## Kirkdale

Kirkcambeck, Brampton

Kirkdale is a fantastic small holding comprising of a spacious 3 bedroom bungalow, 5 ½ acres of land and a useful agricultural building, situated in the rural, yet accessible, hamlet of Kirkcambeck.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Fully renovated 3 bedroom bungalow
- Fantastic rural setting
- 5 acre paddock with large agricultural shed with various potential uses
- Fantastic equestrian property
- Double garage and outbuildings
- Beautiful views of surrounding countryside





The current owners purchased Kirkdale in 2017 and have completed a full renovation throughout, including double glazing, heating and wiring. The entrance hall is generous and provides a useful storage cupboard as well as space to store coats and shoes. The loft space is also accessed from here offering further storage. Heading into the living room, the first thing you will notice is how beautifully light it is, thanks to the large bi-folding doors which open onto the patio area. This is the perfect place for alfresco dining and enjoying the surrounding views of the countryside. The brick-built feature chimney breast acts as a focal point and features a modern log burning stove for the colder months.

The kitchen has been tastefully styled and features shaker style units, solid wood worktops and a Belfast sink. The kitchen island enhances the room, creating additional worktop space whilst providing a more social area for preparing family meals. The back door is also located in the kitchen making it easy to access the rear patio area and external washhouse.

On the opposite side of the property, you will find 3 double bedrooms. All rooms are generous and benefit from large windows providing both natural light and fantastic views of the adjoining land. You will notice that one of the bedrooms is currently used as a family room which showcases how flexible the layout of this property is. The primary bedroom features large built-in wardrobes for additional convenience.

The family bathroom is elegantly designed, offering a fitted bath and large separate shower. The walls have been covered in modern and stylish shower board, making it easy to maintain and clean. Custom vanity units have also been installed for convenience.



















Kirkdale offers a fantastic lifestyle opportunity, sitting in 5.88 acres including a ½ acre paddock and larger 5 acre field. Currently used for keeping sheep, the land would also work perfectly for equestrian use and has had new drainage installed throughout as well as new fencing and hedging around its entire boundary. A large agricultural barn was recently erected, measuring 13.5m x 8m. This versatile space could easily be adapted to be used as horse stables, a workshop or storage shed. The building features concrete wall panels, concrete floors and both electricity and water supplies. The land and shed can be accessed via its own entrance and track, allowing separation from the house, should you prefer to rent this to a local farmer or run a business from the property.









Kirkdale offers a beautiful garden to the front and side of the property which has been a wonderful place for this family to grow. The views are fabulous, and this quiet rural setting is peaceful but friendly. By the entrance gate, a small woodland area features a custom built swing and the area is beautifully decorated with solar lighting to enhance the fairytale charm of the peaceful setting.

A sweeping driveway lifts you up to the house from the road up to a generous parking area in front of a double garage. The elevation from the road provides further privacy. The generous double garage benefits from 2 garage doors plus a side access door making it perfect for storage or as a home workshop or gym. The garage also benefits from electricity and water. At the rear of the property is a brick built outbuilding. The current owners have converted the larger part of the outbuilding into a useful wash house which houses the boiler, kitchen units and a radiator, making it the perfect place to hang washing or dry out coats and boots after a bracing walk.









## LOCATION

Living in Kirkdale, Kirkcambbeck offers the perfect blend of rural tranquillity and community warmth. Nestled in a picturesque countryside setting, the area is known for its peaceful atmosphere, rolling green landscapes, and a strong sense of local friendliness. Just a short drive away lies the charming market town of Brampton, where residents can enjoy a wide range of amenities including cosy pubs, independent shops, welcoming cafés, and essential services such as doctors and well-regarded primary and secondary schools. Just 14 miles away, the city of Carlisle is easily commutable and offers a larger range of shops, leisure facilities and transport links. The surrounding area is ideal for nature lovers, with stunning country walks right on the doorstep and a selection of excellent traditional pubs scattered throughout the nearby villages, making Kirkdale an ideal spot for those seeking a quiet yet connected lifestyle.



## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D

**Additional information:** An electricity pole sited in the paddock yields a small annual wayleave payment.

**Services:** Kirkdale is served by Oil central heating, mains water (not metered) and electricity. Sewage is dealt with via a septic tank (We believe this to be non complaint per new regulation). Mobile phone signal is good. The broadband is provided by Plusnet with average speeds of 14mbps.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

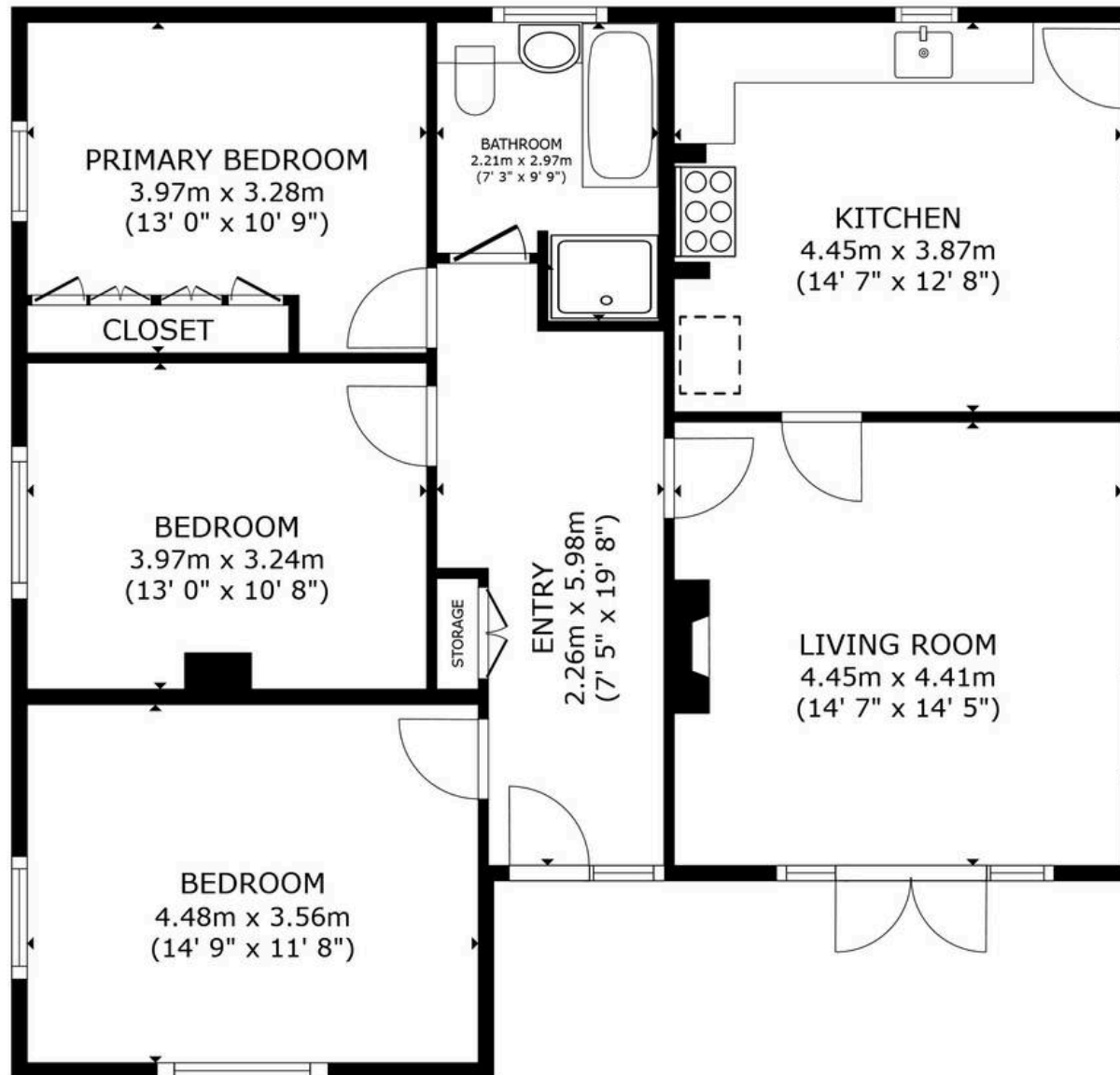
**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band D.

**Solicitors:** TBC

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://facebook.com/cdrural) and Instagram on [@cdrural](https://instagram.com/cdrural).

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, 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 C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





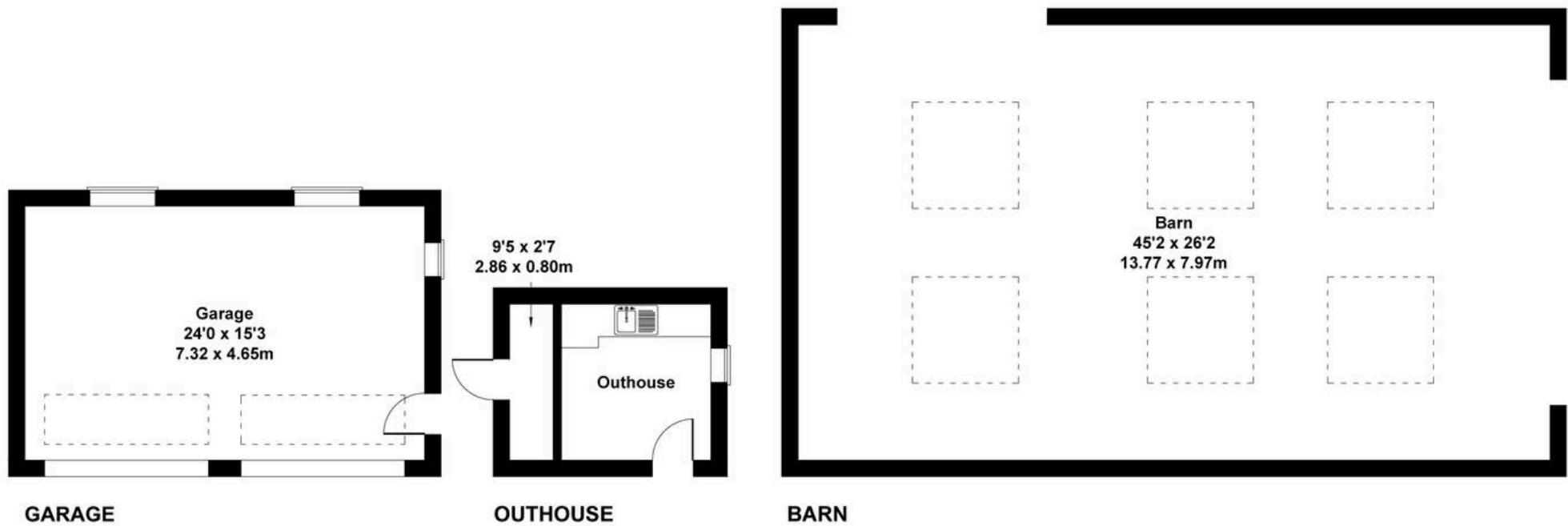
FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 99.9 m<sup>2</sup> (1,076 sq.ft.)  
TOTAL : 99.9 m<sup>2</sup> (1,076 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Kirkdale

Approximate Gross Internal Area  
1657 sq ft - 154 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



# Kirkdale, Kirkcambeck, CA8 2BQ





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## C&D Rural

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