



Old Thacky, Morland, CA10 3BA.

Guide Price £500,000

PEK

# Old Thacky Morland

## Penrith

This detached four bedroom home captivates with its traditional stone exterior and charming architecture, blending harmoniously with its picturesque rural surroundings, paddock as well as outbuildings.

The hall, featuring an elegant wooden staircase, leads to the heart of the home, providing a country style dining kitchen with Rayburn plus a welcoming breakfast area; this space is ideal for both everyday family living as well as entertaining. From here, an inner hall provides access to the front of the property, together with entry to a practical utility/laundry room with WC and useful storage area. Steps lead up to overhead barn storage, further enhancing the property's versatility.

There is also a separate dining room, which could alternatively serve as an additional sitting room depending on requirements. Two ground floor bedrooms are positioned off an inner hallway, one benefitting from an en-suite bathroom. This section of the home offers flexibility, in addition to being easily utilised as a private suite for a dependant relative, arranged as a sitting area complete with bedroom and en suite.

The sunroom to the rear seamlessly connects indoor and outdoor living, providing a pleasant space from which to enjoy views of the garden together with the paddock beyond.





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Penrith

The first floor reception room features a vaulted ceiling with exposed beams alongside a magnificent stone fireplace, creating a warm and inviting atmosphere. Access to a balcony offers elevated views across the paddock to the rear, making this an ideal setting for both relaxing as well as entertaining.

The remaining two bedrooms are generously proportioned and are well served by a shower room; there is also a storage cupboard providing a pull down ladder, which in turn gives access to a further storage area.

Outside, the property enjoys a walled forecourt area to the front and is approached via a gated driveway providing convenient off-road parking, leading to the garage. There is additionally a workshop/store plus an attached barn situated off the driveway, along with pedestrian access to the 0.40 acre paddock, framed by mature trees as well as charming stone walls, which in turn has grassed gated access to the side. An abundant space for outdoor leisure, family activities plus equestrian or smallholding potential.

With its blend of period character, versatile accommodation, adjoining paddock together with outbuildings plus practical amenities, this exceptional home is perfectly suited to families seeking a distinctive and inviting rural lifestyle.



Morland is a Eden valley village between Penrith and Appleby, set around the tranquil Morland Beck and with a well-regarded Primary School and Cafe. The nearby A6, A66 and M6 provide excellent transport links and the market town of Penrith is seven miles away with further amenities including a railway station on the west coast main line.

**The property is currently unregistered and a voluntary first registration application is being submitted by the vendors and whilst this timescale can sometimes be estimated at several months, subject to Land Registry processing times, there is scope to expedite matters once a sale is agreed.**

- Council Tax band: F
- Tenure: Freehold
- EPC; TBA

#### Ground Floor

##### Entrance/Sunroom

8' 2" x 7' 11" (2.49m x 2.41m)

##### Main Hall

13' 9" x 12' 0" (4.18m x 3.66m)

##### Cloak room/Wc

##### Dining Room

13' 1" x 12' 11" (3.99m x 3.94m)

##### Dining Kitchen

13' 6" x 15' 0" (4.12m x 4.57m)

##### Inner Hallway

Door providing access to the front of the property.

##### Utility/Laundry Room

8' 1" x 13' 10" (2.46m x 4.21m)

Providing access to storage area above.

##### WC





Inner Hall off the Main Hall

Bedroom 1 (Ground Floor)  
15' 1" x 9' 8" (4.60m x 2.94m)

En-Suite Bathroom  
10' 0" x 6' 0" (3.05m x 1.84m)

Bedroom 2 / Sitting Room (Ground Floor)  
11' 6" x 9' 2" (3.51m x 2.79m)

First Floor

Landing

Living Room  
17' 9" x 19' 3" (5.40m x 5.86m)

Bedroom 3  
13' 7" x 12' 4" (4.13m x 3.76m)

Bedroom 4  
13' 3" x 13' 0" (4.05m x 3.95m)

Shower Room  
7' 5" x 6' 8" (2.26m x 2.03m)

Outside

Barn: 7' 3" x 15' 5" (2.20m x 4.69m)

Workshop: 16' 9" x 10' 4" (5.11m x 3.16m)

Garage: 18' 5" x 13' 2" (5.61m x 4.02m)

Gardens: Front walled garden to the front of the property which provides gated access. Rear paved and stocked garden area approaching the sunroom entrance and providing direct access to the barn, workshop, garage and paddock. To the side of the garage there is pedestrian access to the paddock.

Paddock: 0.40 acre framed by mature trees and charming stone walls which in turn has grassed gated access to the side of the house.



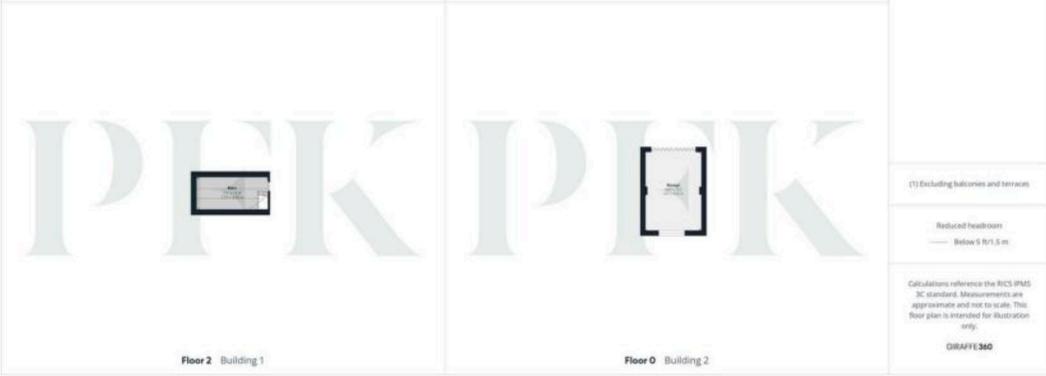




**PFK**

Approximate total area<sup>(1)</sup>  
 3587 ft<sup>2</sup>  
 333.2 m<sup>2</sup>

Reduced headroom  
 265 ft<sup>2</sup>  
 24.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 R/1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFFY 360



**PFK**

Approximate total area<sup>(1)</sup>  
 1882 ft<sup>2</sup>  
 174.8 m<sup>2</sup>

Reduced headroom  
 45 ft<sup>2</sup>  
 4.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 R/1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFFY 360



**PFK**

Approximate total area<sup>(1)</sup>  
 1355 ft<sup>2</sup>  
 125.9 m<sup>2</sup>

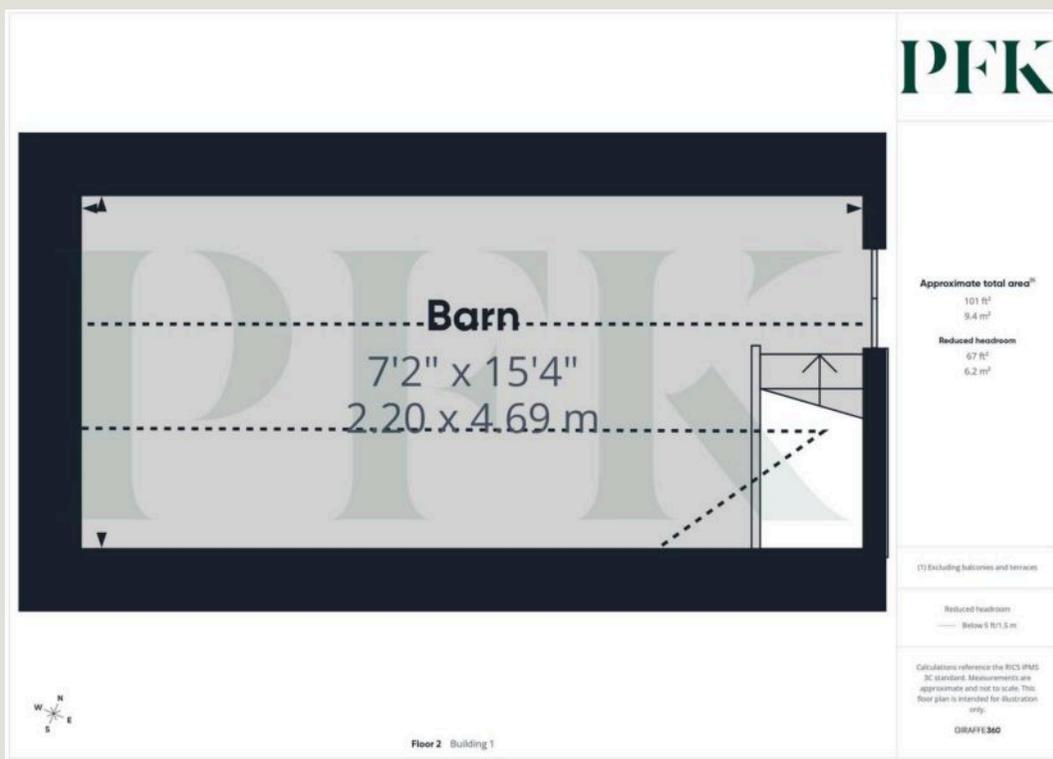
Reduced headroom  
 152 ft<sup>2</sup>  
 14.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 R/1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFFY 360



**PFK**

Approximate total area<sup>(1)</sup>  
 101 ft<sup>2</sup>  
 9.4 m<sup>2</sup>

Reduced headroom  
 67 ft<sup>2</sup>  
 6.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 R/1.5 m

Calculations reference the BCS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFFY 360

Directions: Old Thackey can be located with the postcode CA10 3BA or by using What3Words: [///dreaming.test.flask](https://www.what3words.com/#!/en/dreaming.test.flask)

**Personal Interest Declaration: Please note the vendor is a director and employee of PFK.**

#### Services

Mains electricity, water and drainage. 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.

#### 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): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agents

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