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PROPERTIES

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Farlam | Brampton | Cumbria



Farlam Ghyll



Accommodation in Brief

Ground Floor

Vestibule | Entrance Hall | Sitting Room | Dining Room
Kitchen/Breakfast Room | Utility Room | Study | Orangery
Integral Double Garage

First Floor

Principal Bedroom with En-suite Shower Room
Three Further Bedrooms | Family Bathroom

Second Floor

Double Bedroom with En-suite

Externally

Driveway & Parking | Single Garage with Workshop | Log/Bin Store
Extensive Landscaped Gardens | Orchard | Vegetable Patch









The Property

Tucked away in an unspoilt corner of the Cumbrian countryside, Farlam Ghyll is a striking former vicarage that has undergone a comprehensive renovation, including new plumbing and electrics, and now features high specification finishes throughout. Set within beautifully landscaped grounds of approximately 1.25 acres, it enjoys a peaceful rural setting within walking distance of the acclaimed Farlam Hall Hotel and its Michelin-starred restaurant.

Behind its elegant Victorian façade, the accommodation is both refined and welcoming. Restored original floorboards on the ground floor are paired with full-height French panelling, refined decorative plasterwork and bespoke joinery. Carefully chosen schemes by renowned design houses The Designers Guild, Zoffany, Farrow & Ball and other designers enhance each room and complement the property's architectural detail.

The principal reception spaces enjoy generous ceiling heights, traditional detailing and a quiet outlook. A formal sitting room with a stone fireplace and wood-burning stove sits at the front, with double doors opening into a more relaxed living room beyond. Both spaces offer generous dimensions and have been thoughtfully styled to create a pair of beautifully balanced living spaces. A third reception room sitting on the opposite side of the hallway, currently arranged as a study, is an ideal space for remote working but equally could provide additional entertainment space.





At the rear of the property, the kitchen is a showpiece of bespoke craftsmanship. Designed and built by Woodstyle Joinery, it features painted cabinetry, brass hardware, a large island, quartz surfaces, a bespoke larder cupboard and a suite of premium appliances. The kitchen flows into a light-filled orangery, currently arranged as a dining and entertaining space with views across the rear gardens. A set of full-height glazed doors lead out to a private walled courtyard. A separate utility room, also by Woodstyle, continues the same high specification, with bespoke cabinetry providing practical storage while maintaining a cohesive and refined finish. A guest cloakroom completes the ground floor.



Upstairs, the bedrooms are arranged over the two upper floors and offer an excellent balance of scale, light, and privacy. The principal suite is a particularly impressive space, featuring bespoke fitted wardrobes and a private en-suite with walk-in shower. The three additional bedrooms are all of good proportions and benefit from excellent natural light. The bathrooms throughout the property are finished to a high specification, with elegant tiling and quality fittings, including sanitaryware by Villeroy & Boch.

A further staircase rises to the second floor, where an additional double bedroom with its own en-suite offers superb flexibility for guests, older children or multi-generational living.









Externally

The gardens and grounds at Farlam Ghyll are truly exceptional, extending to approximately 1.22 acres and forming a key part of the property's appeal. Approached through electric gates set between handsome stone pillars, the tree-lined driveway creates a grand yet welcoming introduction to the property. The driveway curves gently beneath mature trees and provides ample parking, leading to a large integral double garage and an adjoining single garage with a generous workshop. All garages benefit from electric doors, lighting and power, while a substantial log store offers further flexibility. Subject to any necessary consents, these buildings could be reconfigured to create further accommodation or alternative uses.

The beautifully landscaped gardens wrap around the house and offer a range of distinct spaces for both formal display and quiet relaxation. To the rear, which is south-facing, a newly created courtyard walled garden provides a sheltered and sunny haven, complete with a central fountain featuring characterful gargoyle spouts. Expanses of well-stocked borders showcase designer planting and seasonal colour, while sweeping lawns extend across different levels, with one area easily large enough to accommodate a tennis court if desired. For those with a passion for cottage gardening, the productive orchard and raised vegetable beds offer both charm and utility.

At the front, a raised seating terrace overlooks a large ornamental pond with fountain, creating a tranquil focal point and an ideal spot for outdoor dining. Original wide stone steps lead gracefully down through the garden's terraced levels to a lower lawn. An ornamental hedge garden adds structure and character, while quiet corners are nestled throughout the grounds, offering secluded areas to enjoy the peace and privacy of this idyllic setting.

The outlook is equally inspiring, with open views over gently undulating hills, woodlands, and the surrounding countryside stretching all the way to the Solway Firth and on to Criffel Hill in Dumfries and Galloway.





Local Information

Farlam is a peaceful village nestled in the north of the Eden Valley, yet offers excellent access to Hallbankgate, Brampton, Carlisle and wider regional centres. Nearby Brampton provides a full range of everyday amenities, including independent shops, a Post Office, medical and dental services, and a GP practice.

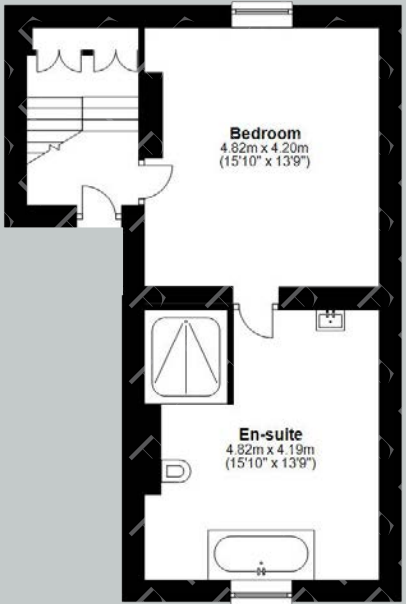
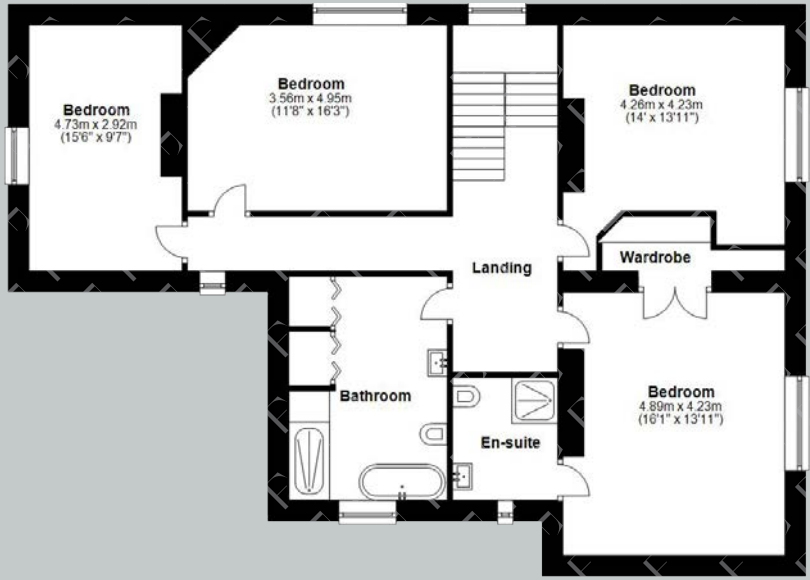
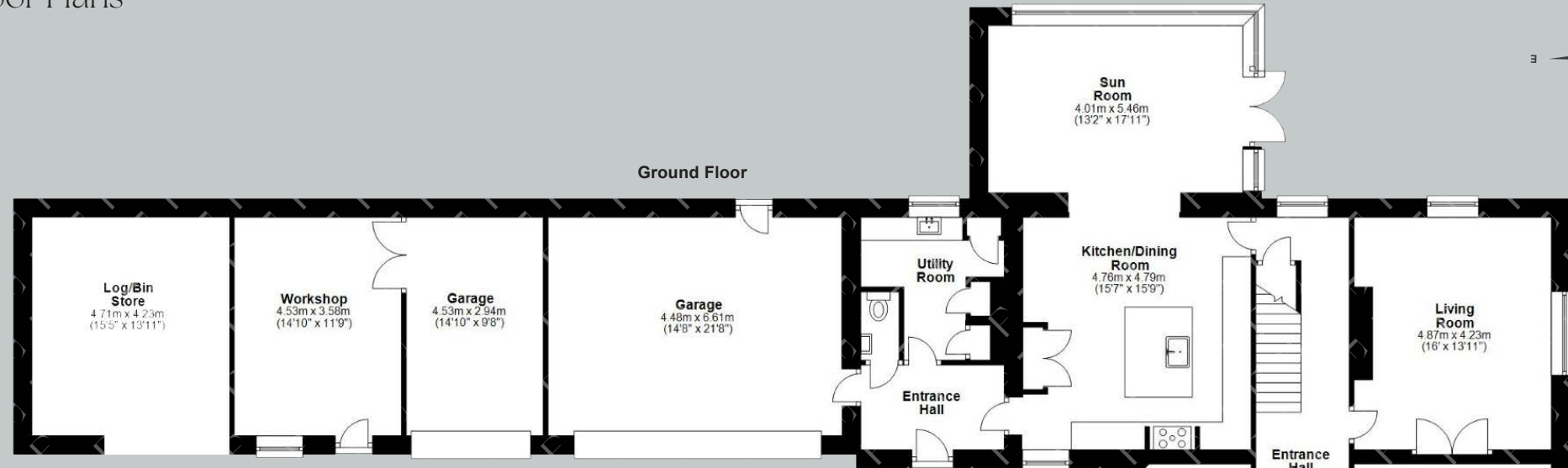
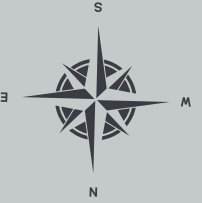
The surrounding area is rich in natural beauty, with scenic walks at Talkin Tarn, Gelt Woods and the Geltsdale RSPB Nature Reserve. There is also easy access to Hadrian's Wall, the Solway Coast, the Lake District National Park and the North Pennines AONB. The North Lakes are within comfortable reach, with Scotland just beyond the nearby border. Several golf courses and excellent village pubs are located nearby, while Carlisle offers a wide range of retail, cultural and leisure attractions, including a historic cathedral and castle.

The area is well served for schooling, with a village primary school in Hallbankgate, and further nursery and primary schools in Brampton and Lanercost. William Howard School provides secondary education in Brampton, while Queen Elizabeth Grammar School in Penrith and Austin Friars in Carlisle offer well-regarded alternatives.

The property enjoys excellent transport links, with the M6 providing easy north-south access, and the A69 connecting to Newcastle in the east. Brampton Junction rail station offers cross-country services between Newcastle and Carlisle, while mainline services from Carlisle link directly with major UK cities in all directions.



Floor Plans



Total area: approx. 382.0 sq. metre (4111.6 sq. feet)

Google Maps

what3words



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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 and water. Drainage to septic tank.

Oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

CA8 2NH

Band F

Rating E

Freehold

Viewings Strictly by Appointment

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