

Cumcatch Courtyard | Brampton | Cumbria

Bastle House





Accommodation in Brief

Ground Floor

Entrance Hall | Living Room | Dining Area | Kitchen | Family Room
Utility Room | WC | Garage with Heated Storage

First Floor

Principal Bedroom with En-Suite | Bedroom 2 with En-suite & Dressing Room
Bedroom 3 with En-Suite | Bedroom 4 | Family Bathroom | Home Office





The Property

Situated on a generous south-facing plot with uninterrupted views toward the Pennines, Bastle House is a Grade II Listed barn conversion that has been sensitively reimaged from its 17th-century origins. Originally defined by its bastle wall, this historic property marries exposed stonework, original beams, and architectural details with modern comforts.

Underfloor heating runs throughout the house, with engineered oak and tiled floors complementing the natural textures of the exposed beams and stonework. The ground floor has been thoughtfully arranged to create an easy flow between the main living spaces. Anchored by a stone fireplace, the spacious living room transitions into a well-proportioned dining area, which enjoys garden views through large windows.

The central kitchen is bright and airy, featuring marble worktops, integrated appliances, and a standalone dresser that provides both character and practicality. Adjacent to the kitchen, the family room enjoys an abundance of natural light and centres around a wood-burning stove, creating a warm focal point. At the opposite end of the kitchen, a generously sized utility room—complete with a boiler cupboard—serves as a practical drying space, alongside a convenient WC.

Upstairs, the bedrooms are beautifully decorated and framed by impressive original beams and trusses. All rooms accommodate king-size or super-king beds, with three bedrooms benefitting from en-suites finished to a high standard. The family bathroom completes the first floor with a freestanding bath and a separate rainfall shower.













Externally

The south-facing garden takes full advantage of its position, offering far-reaching views of the Pennines, while a small stream marks the rear boundary. A stone-built garden house with underfloor heating, power, and phone connectivity provides versatile space, ideal for use as a home office, studio, or garden retreat.

The garage, accessed via the original cart doors, includes a secure, heated storage room with light and power offering an excellent space for valuables. Parking is also plentiful. Additional features include a Gabriel Ash greenhouse, a hot tub and a raised Koi Pond while the surrounding countryside ensures peace, privacy, and an idyllic setting.

Agents Note

The property is part of a residents' management company, which oversees the maintenance and running of shared amenities, including the access road, liability insurance, sewage expenses and the biosphere system. Each property holds shares in the management company, with owners entitled to a seat on the board as directors. A monthly maintenance charge of £90 is applicable, covering the above and including a small surplus to account for unforeseen costs.

Local Information

The property is situated close to the thriving market town of Brampton which offers excellent local amenities with a good range of shops, Post Office, chemist, hairdresser, art gallery, cafes, GP practice and dental surgery. The surrounding countryside offers excellent walks at the nearby Talkin Tarn Country Park, Gelt Woods and the RSPB Geltsdale nature reserve. There are amazing walks directly from the property, with the line of historic Hadrian's Wall passing close by to the north.

For schooling there are nursery and primary schools in Brampton and Lanercost, whilst William Howard School offers secondary education. Queen Elizabeth Grammar School in Penrith and Austin Friars school in Carlisle also offer excellent alternatives for secondary schooling.

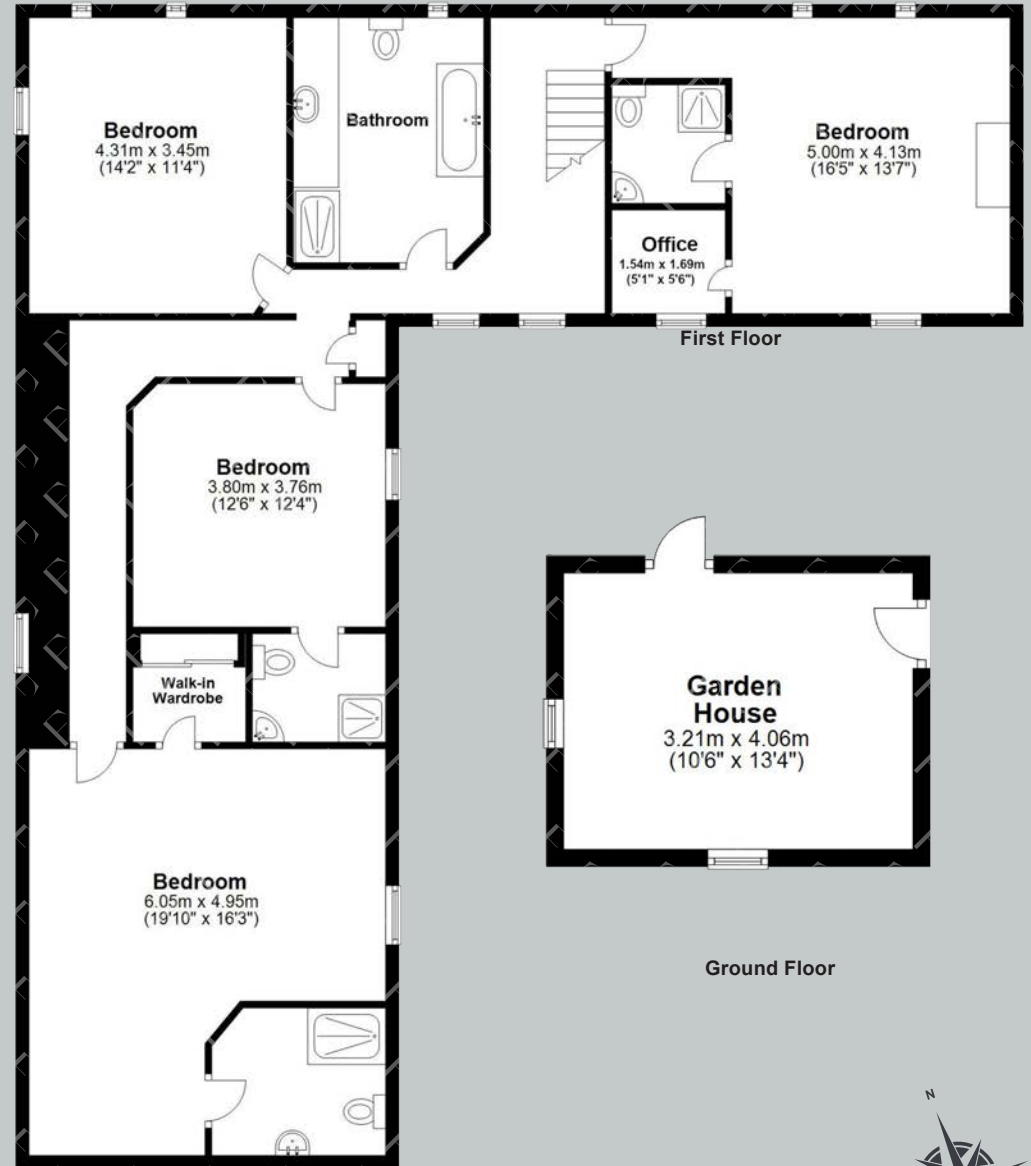
Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

The property is well positioned for access to the 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



Total area: approx. 307.8 sq. metre (3312.6 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 water and electricity. Oil fired central heating. Connected to a biosphere - package treatment plant for sewage/drainage for the five surrounding properties. The property is equipped with an alarm system, ensuring security and peace of mind.

Postcode

Council Tax

EPC

Tenure

CA8 2QR

Band E

Rating C

Freehold

Viewings Strictly by Appointment

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