

Tirril | Penrith | Cumbria



Tirril House



Accommodation in Brief

Lower Ground Floor

Cellar

Ground Floor

Entrance Hall | Living Room | Dining Room | Kitchen/Diner
Cloak Room | Sun Room | Pantry | Boot Room | Utility | WC

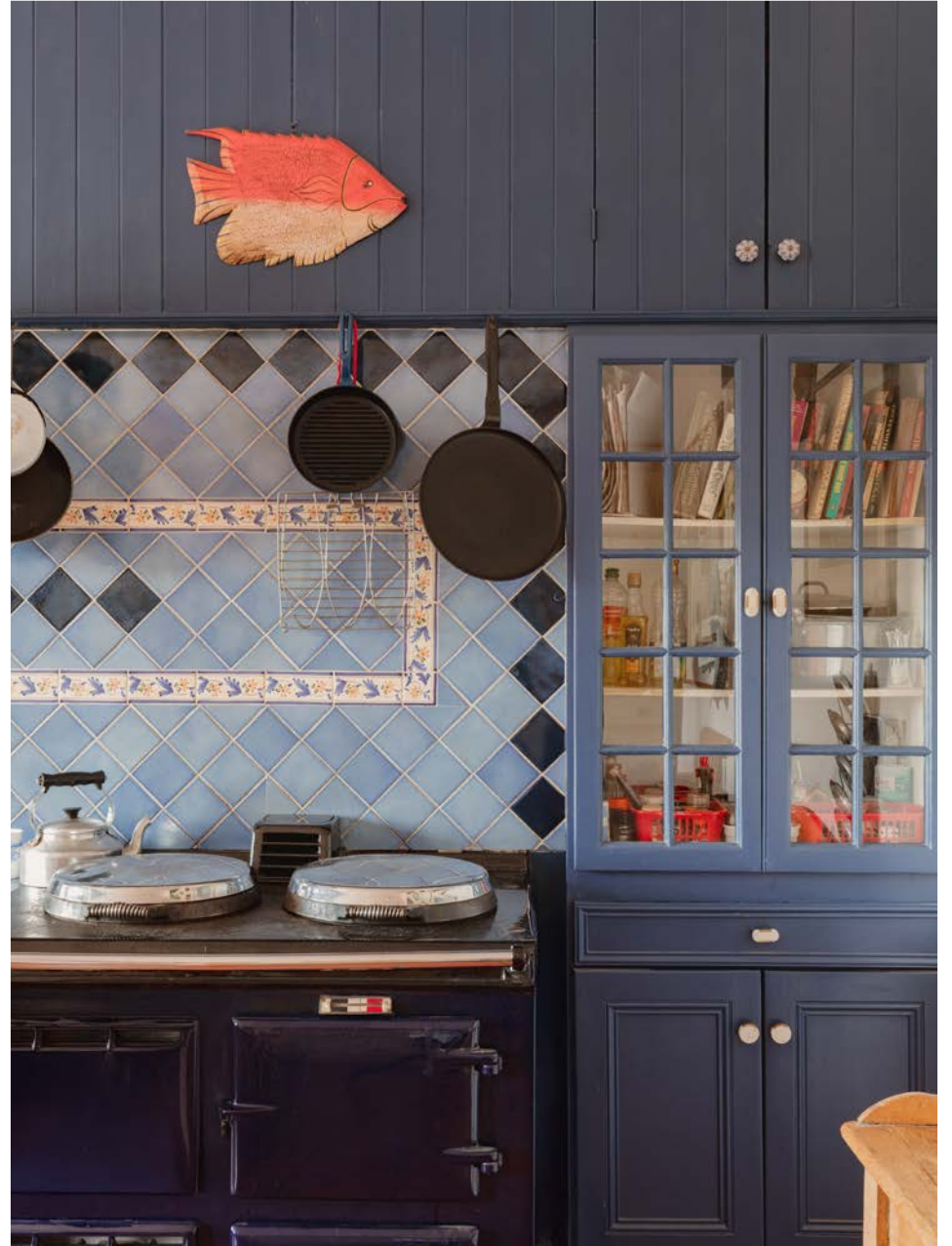
First Floor

Principal Bedroom with En-suite Shower Room and Dressing Room
Four Further Bedrooms | Family Bathroom | Office

Externally

Driveway & Parking | Double Garage | 3 Workshops
Extensive Gardens | Greenhouse





The Property

Set within a traditional village setting beneath the silhouette of Cross Fell, Tirril House is an elegant Georgian home of generous proportions, complete with extensive gardens, mature orchards and an excellent range of outbuildings. The house retains a wealth of original features, including working shutters, traditional fireplaces and fine joinery. The setting is peaceful, with long-reaching views across open countryside to Helvellyn and Blencathra, yet the house remains well placed for Penrith, the Lake District, and major transport links.

Internally, the layout is well considered and full of character, with high ceilings, original paneling and sash windows contributing to a sense of calm and quiet grandeur. A wide, part-glazed front door opens into a welcoming hallway, laid with original sandstone flags. There is a large cellar below, with generous storage space and housing for the boiler.

The principal reception rooms are arranged symmetrically around the hallway. To the left, the drawing room extends the full depth of the house; a beautifully bright, dual-aspect space arranged into two distinct seating areas, with an open fire. Across the hall, a formal dining room has original wood flooring. A snug, complete with a multi-fuel stove set into a traditional surround, sits to the front and is a central hub connecting the reception rooms with the kitchen dining room and utility spaces beyond.





The kitchen brings a more relaxed and informal character, with quarry tiled flooring and traditional cupboards wrapping around a oil-fired Aga. There is also an electric hob, integrated dishwasher and butler-style sink. A traditional pantry with open shelving sits just off the kitchen, along with a downstairs WC and a utility room with internal access to the garage. The garage is fitted with electric doors and also contains the oil tank. The 'coat room' sits between the kitchen and garden room, acting as a transitional space and an informal entrance from the rear garden. The garden room itself offers views over the enclosed rear garden and opens onto the patio via wide bifolding doors.



Upstairs, the main landing is naturally lit by a tall arched window and retains its original bannisters and ceiling rose. There are five double bedrooms in total, each with generous proportions and period details, including fireplaces, dado rails and cornicing. The principal bedroom enjoys views to the rear and is served by its own private dressing room and bathroom. A family bathroom, fitted with both bath and shower, and study space complete the property.









Externally

The house sits behind a walled front garden, with graveled parking for several vehicles and access to the integral garage. To the rear, the main garden is predominantly laid to lawn with mature planting and fruit trees, enclosed by stone walls and enjoying open views across pasture to Cross Fell. Steps lead down to a productive kitchen garden, with raised beds, a fruit cage, and a further potting shed and greenhouse. A series of stone-built outbuildings and workshops lie beyond the garage, offering excellent storage, workspace or further potential subject to any necessary consents.

Local Information

Tirril is a thriving village which includes a traditional pub, small garage, nearby church and an active community, located in an Area of Outstanding Natural Beauty. The village forms part of the Eden Valley and sits on the edge of the Lake District National Park and Lake District World Heritage Site. The village is just 2 miles northeast of Pooley Bridge and Lake Ullswater. It is well placed for both north/south and east/west road and rail communications and less than 15 minutes from the M6 at Junction 40.

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 nearby in Yanwath and Stainton and there is an excellent choice of secondary schooling nearby including Ullswater Community College and Queen Elizabeth Grammar School.

For the commuter, the A66 and M6 are both within easy reach for onward travel north and south. West coast main line rail services are available at Penrith which provide fast (under 3 hours) and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle. The Carlisle Lake District Airport is easily accessible and operates scheduled flights to London Southend, Belfast and Dublin.



Floor Plans

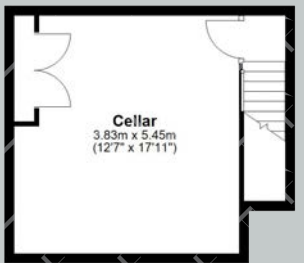


Total area: approx. 467.0 sq. metre (5027.0 sq. feet)

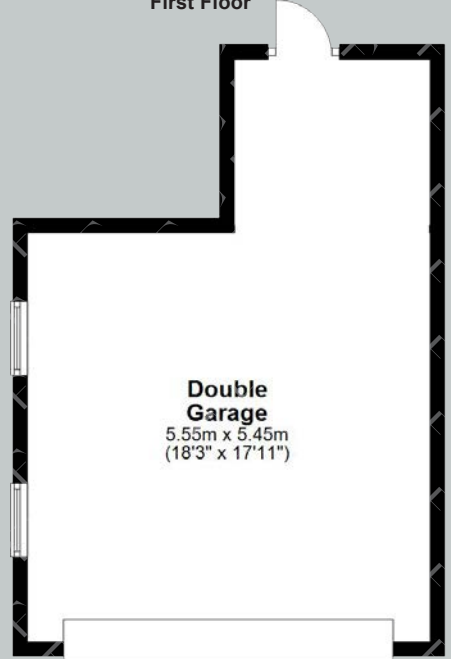
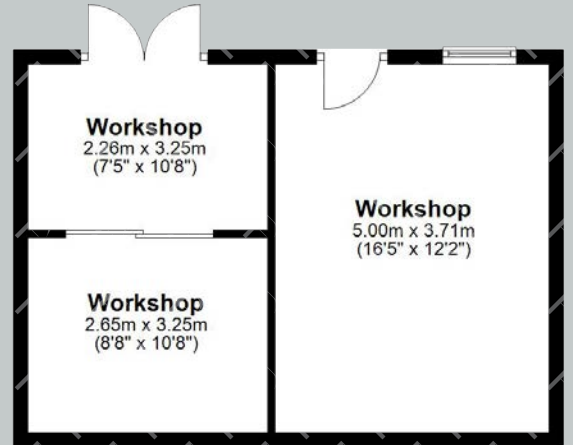


Ground Floor

First Floor



Lower Ground Floor



Outbuilding Total area: approx. 72.0 sq. metre (774.7 sq. feet)

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, gas and water. Gas central heating.

Drainage connected to mains.

Postcode

Council Tax

EPC

Tenure

CA10 2JE

Band G

Rating E

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk





Finest

PROPERTIES

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