

Finest

PROPERTIES

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Brookfield House
Warcop | Appleby-In-Westmorland | Cumbria

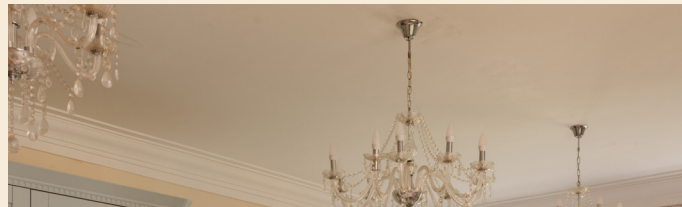


“An elegant Grade II listed Victorian house with south facing gardens and paddock”

The Property

Set on the edge of Warcop in the Eden Valley, Brookfield House is a Grade II listed Victorian country house of classical restraint, distinguished by red sandstone quoins, tall sash windows and a slate roof. Approached between stone gate piers, a gravel drive curves to a broad forecourt where the calm, symmetrical elevation is framed by mature trees and neighbouring estate buildings. The south facing aspect takes in the gardens and paddock, with farmland stretching beyond. Built in the mid nineteenth century and carefully held, the house marries the quiet authority of its period with practical, well-planned living. Generous parking to the front and discreet ancillary spaces to the side ensure privacy and a clear sense of arrival from the moment you turn in.

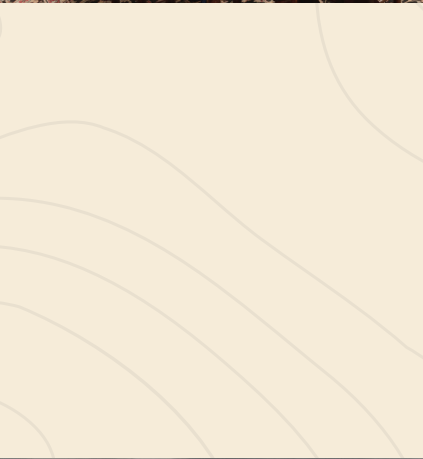
Inside, the plan reads with Victorian poise. The reception hall runs from the front door to a tall rear sash, its painted timber panelling, deep skirtings and gracefully turned stair setting an assured first impression. To the right, the formal rooms follow in sequence. The sitting room draws steady southern light through a run of tall sashes and centres on a period fireplace with an ornate cast iron surround and decorative tile panels. The proportions suit everyday living and sociable evenings, with ample clear wall space for bookcases and substantial seating without crowding. Alongside, the neighbouring dining room is arranged for entertaining, well-proportioned and bright, its decorative cornicing and chandelier lending quiet formality. A second fireplace provides a natural focal point, and the room comfortably takes a long table for eight to ten with space for a sideboard and serving table.



To the left of the hall, a cloakroom sits alongside a separate ground floor shower room, ideal for returning walkers and overnight guests. A door leads through to the Office or Snug, a versatile day space overlooking the front lawn. From here, steps drop to the basement, providing cool, dry storage for wine and provisions.

The dining kitchen is arranged for confident cooking and relaxed hosting. Hand finished cabinetry in a soft heritage tone and Corian worktops define a broad island with breakfast seating, the Neff induction hob set flush to keep the line clean. Along one wall, integrated Miele appliances provide twin ovens with combi and steam functions, while the island houses two wine coolers. A rear utility with its own external door keeps laundry and household storage out of the way and has direct access to the terrace.

Upstairs, the principal bedroom is notably generous, its broad south facing window with working shutters drawing in soft light and leafy views, with comfortable space for seating or a dressing area. The en suite is smartly finished with large format tiling, a fitted vanity and a rainfall shower. Two further doubles share the same easy proportions and period character, tall windows, deep skirtings and original architraves, each bright and calm with outlooks over the grounds. A fourth double benefits from its own en suite shower room, useful for guests or an older child. The fifth room is smaller and works well as a nursery or study. Two additional family bathrooms serve the floor, one with a spa bath, the other with a traditional suite.



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, electricity and drainage. Oil central heating.

Postcode	Council Tax	EPC	Tenure
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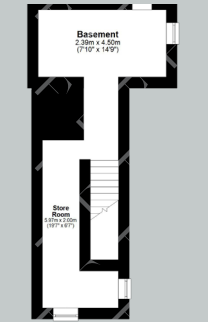
CA16 6NX

Band E

Rating E

Freehold

Floor Plans



Lower Ground Floor



Outbuilding



Ground Floor



First Floor

Total area: approx. 438.2 sq. metres (4717.0 sq. feet)

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Viewings Strictly by Appointment



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