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Morland | Penrith

Dowgill Barn



“A beautifully converted stone barn with panoramic countryside views in the heart of the Eden Valley”

The Property

Set along a private track amidst open countryside, this beautifully executed local sandstone barn conversion occupies a peaceful rural position with far-reaching views towards the Pennines and across to the Lakeland fells. Constructed in traditional stone and thoughtfully reimagined for contemporary living, the house balances striking architectural volume with warmth and practicality, where exposed stone walls, substantial timber beams and carefully considered joinery create interiors of considerable character and permanence.

The setting is immediately compelling. Surrounded by wraparound gardens and open farmland, the property enjoys a distinct sense of privacy without feeling isolated, while the elevated position allows the landscape to become an integral part of the experience from almost every principal room. Views remain uninterrupted in all directions, creating a strong sense of calm and connection to the surrounding countryside.

An oak-framed entrance porch with glazed enclosure opens into a welcoming reception hall with tiled flooring and exposed ceiling timbers, setting the tone for the accommodation beyond. The ground floor is arranged to provide comfortable and versatile bedroom accommodation, centred around a generous principal suite with fitted storage, a dedicated dressing area and en-suite shower room.

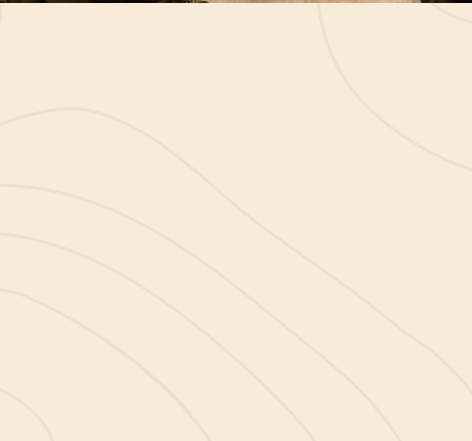


Full-height glazed doors open directly onto the gardens, allowing the room to feel particularly connected to the surrounding landscape. Two further double bedrooms, both with fitted storage, are positioned on this level alongside a well-appointed family bathroom and a practical boot room, well suited to country living.

The first floor has been designed as the social heart of the house, where a remarkable open-plan living and dining space unfolds beneath vaulted ceilings and exposed roof trusses. The scale of the room is impressive yet remains inviting, with substantial exposed stone walls and warm timber finishes giving the space a grounded, tactile quality. A contemporary wood-burning stove forms a natural focal point within the sitting area, while large glazed openings frame uninterrupted rural views and draw natural light deep into the interior throughout the day. Double doors open onto an elevated external seating area, creating an ideal setting for morning coffee or evening dining against the backdrop of the surrounding countryside.

Above, a mezzanine level overlooks the principal reception space and currently provides a relaxed reading and study area, introducing further flexibility for home working or informal seating. Beyond, an additional double bedroom is tucked into the upper level, offering a particularly atmospheric guest space beneath exposed beams.





The kitchen sits separately yet remains connected to the principal living space, thoughtfully designed with painted cabinetry, stone-style work surfaces and a central breakfast bar arrangement. A traditional Lacanche cooker with gas hob and double electric oven forms a natural focal point within the room, alongside an integrated dishwasher. A Juliet balcony and carefully positioned windows draw attention back towards the surrounding landscape. A shower room and utility area adjoin the kitchen, adding practical convenience to the first-floor arrangement.

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 Electric and Mains Water. Drainage to septic tank.
Oil central heating.

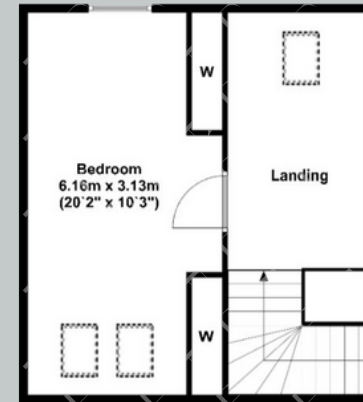
Postcode Council Tax EPC Tenure

CA10 3BJ Band G TBC Freehold

Floor Plans



Ground Floor



Second Floor



First Floor

Total area: approx. 88.00 sq. metres (947.00 sq. feet)



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Viewings Strictly by Appointment



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