



18 Brougham Hall Gardens, Penrith, CA10 2DB

Guide price £635,000





18 Brougham Hall Gardens

Penrith, CA10 2DB

- Envious rural setting in the hamlet of Brougham, just one mile from the market town of Penrith
- Stunning open countryside and fell views enjoyed from both the gardens and principal rooms
- Principal bedroom with dedicated en suite shower room and separate wardrobe room
- Inviting lounge with oak-framed fireplace and wood-burning stove
- Impressive double garage with electric roller doors and extensive block-paved driveway
- Substantial four-bedroom detached family home extending to approximately 2,465 sq ft / 229 sq m of accommodation
- Two characterful conservatories providing versatile light-filled living and garden-room space
- Modern fitted kitchen diner with granite worktops, gas hob, and integrated appliances
- Exceptional mature gardens with sun terrace, extensive planting, and a timber summerhouse / garden studio
- Excellent transport links with easy access to M6 Junction 40, Penrith railway station, and the Lake District National Park

An exceptionally spacious and beautifully presented four-bedroom detached family home, set within the highly desirable and tranquil hamlet of Brougham, just one mile south of Penrith. Extending to approximately 2,465 sq ft (229 sq m) of well-proportioned accommodation across two floors, this impressive property offers a superb blend of comfortable family living and elegant entertaining space. With two conservatories, a substantial double garage, and exquisite mature gardens enjoying open countryside and fell views, this home represents a rare opportunity to acquire a truly outstanding rural residence in the heart of Cumbria.



GROUND FLOOR

Reception Room	18'11" x 11'7" (5.77 x 3.55)
Conservatory	9'9" x 9'8" (2.99 x 2.97)
Lounge	13'3" x 10'5" (4.06 x 3.19)
Kitchen Diner	19'1" x 10'6" (5.83 x 3.22)
Conservatory	11'1" x 10'4" (3.38 x 3.15)
Utility	7'8" x 6'3" (2.36 x 1.92)
Porch	7'6" x 3'9" (2.29 x 1.15)
W.C	4'3" x 5'0" (1.30 x 1.53)
Hallway	
Garage	19'6" x 19'8" (5.96 x 6.01)
Store Room	7'3" x 8'3" (2.22 x 2.53)
FIRST FLOOR	



Principal Bedroom	12'10" x 14'11" (3.92 x 4.56)
Principal Ensuite	5'3" x 10'9" (1.62 x 3.29)
Wardrobe	8'10" x 3'5" (2.70 x 1.06)
Bedroom Two	19'2" x 11'8" (5.85 x 3.57)
Bedroom Three	15'8" x 10'9" (4.80 x 3.30)
Bedroom Four	12'0" x 10'3" (3.66 x 3.13)
Bathroom	4'11" x 11'2" (1.52 x 3.41)
Landing	
Outside	
Location	
Services	

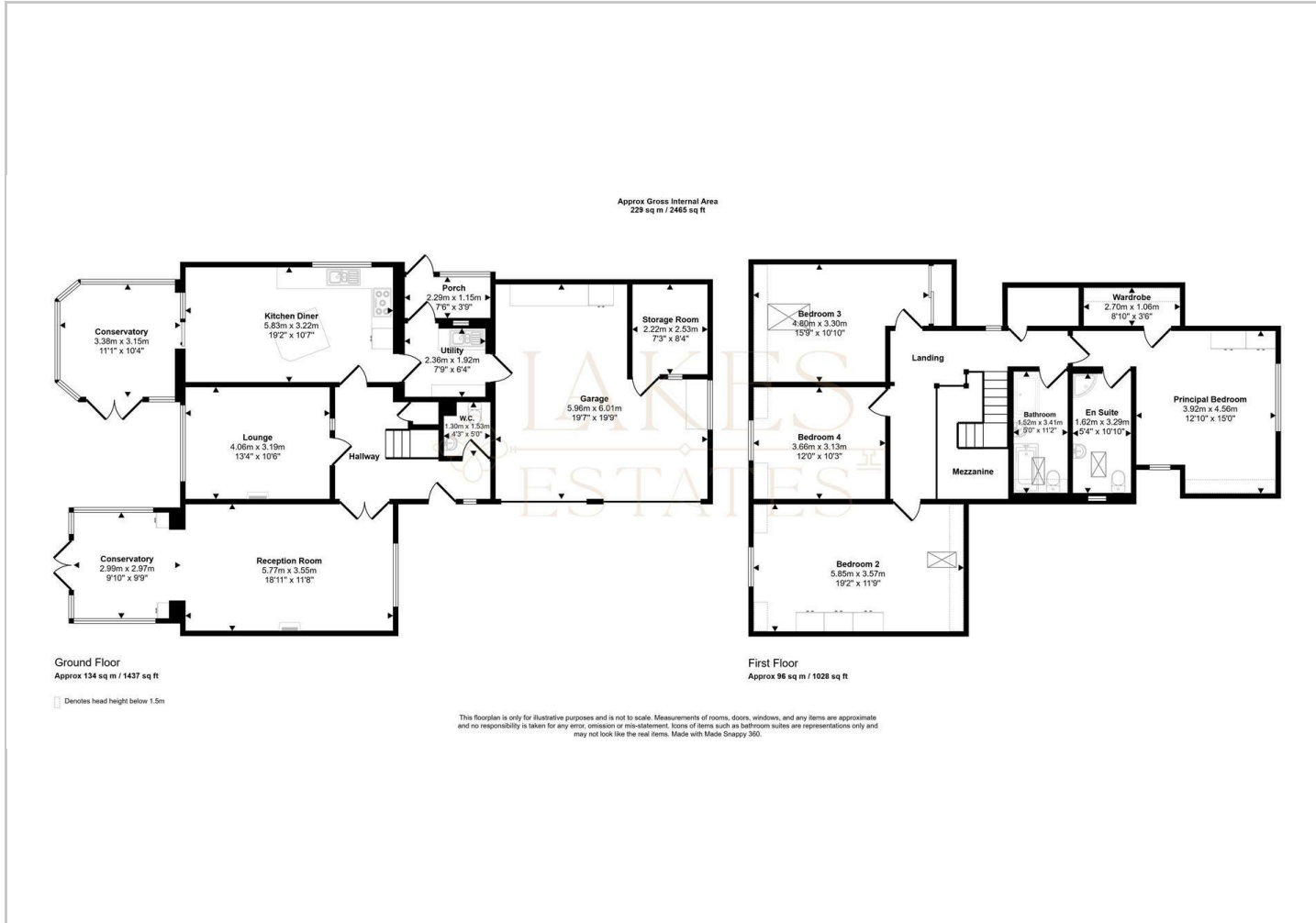
Directions

What3words: [///ironclad.podcast.ultra](https://www.what3words.com/ironclad.podcast.ultra)

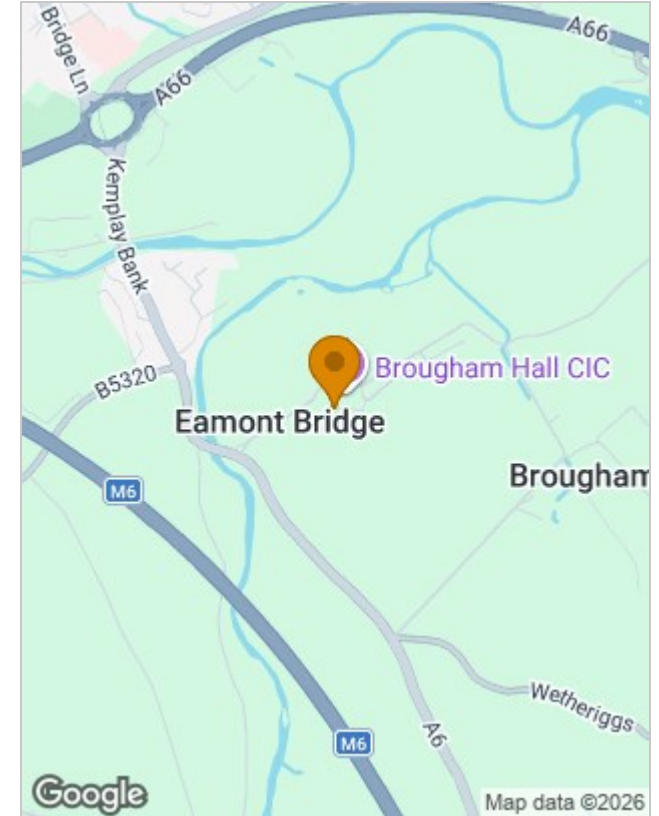




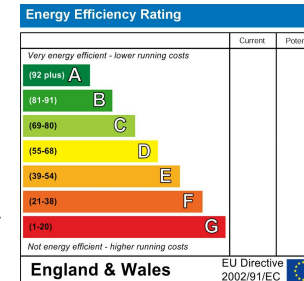
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Penrith,
Tel: 01768 639300 Email: office@lakesestates.co.uk <https://www.lakesestates.co.uk>