



Chestnuts Farm , Brampton, CA8 2BQ

Offers over £500,000





Chestnuts Farm

Brampton, CA8 2BQ

- Fully renovated throughout
- Incredible 360 degree countryside views
- Equestrian potential
- Large primary bedroom with dressing room and ensuite
- Property could have a 4th bedroom reinstated
- Circa 8 acres of good flat land with a range of outbuildings
- Located on a quiet road at the edge of the small village Kirkcambeck
- Incredible open plan Kitchen living area
- Viewing highly recommended

This stunning house offers a unique opportunity for those seeking a countryside lifestyle. Set on an expansive 8 acres of flat, multi-use land, the property is perfect for a variety of pursuits, whether you envision a flourishing garden, equestrian activities, or simply enjoying the vast open space.

The residence has been fully renovated throughout, ensuring a modern and comfortable living experience. At the heart of the home is an impressive open-plan kitchen, dining, and lounge area, designed to create a warm and inviting atmosphere for family gatherings and entertaining guests. The kitchen is equipped with contemporary fixtures and ample space, making it a delightful space. The main suite is a true highlight, featuring a spacious dressing room and an ensuite bathroom.

Surrounded by breathtaking 360-degree views of the countryside, this property is a haven for nature lovers and the range of outbuildings adds further potential, whether for storage, workshops, or even conversion into additional living spaces.

This exceptional property in Kirkcambeck is not just a house; it is a lifestyle choice, offering the perfect blend of modern living and rural charm. Do not miss the chance to make this idyllic home your own.

Directions

What3words location: [///jeeps.budget.trickling](https://www.what3words.com/jeeps.budget.trickling)

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Entrance

6'8" x 5'1" (2.05 x 1.55)

A welcoming entrance with generous storage for outdoor wear, opening onto the porch and flowing seamlessly into the open-plan kitchen-living area.

Porch

8'4" x 5'4" (2.55 x 1.65)

A versatile space currently serving as a utility area, with potential for multiple uses and convenient direct access to the rear garden.

Lounge

16'6" x 15'10" (5.03 x 4.83)

Light-filled and spacious, this reception room features patio doors opening to the rear garden, attractive oak flooring, and a characterful multifuel stove with tiled surround. The room connects effortlessly to the open-plan kitchen-diner, porch, and central hallway.

Kitchen Diner

16'1" x 12'0" (4.92 x 3.68)

The heart of this home, this open-plan kitchen-diner overlooks the lounge and enjoys natural light from front-facing windows. The well-appointed kitchen features Shaker-style cabinetry with ample storage, oak worktops, and marble-effect splashbacks. There is space for a cooker with hob and extractor above, integrated larder, double Belfast sink with mixer tap, and space for wine fridge and dishwasher. There's room for a breakfast bar-style dining table, all complemented by oak flooring throughout.

Inner Hall

This central corridor links the lounge, utility, study, bedrooms, and bathroom, enhanced by oak flooring, built-in bookcases, and understated elegance.

Utility

10'7" x 6'10" (3.25 x 2.10)

A practical, light-filled space with front-aspect windows, featuring Shaker units, oak worktops, stainless steel double sink, and plumbing for washing machine and dryer. Provides access to both the kitchen-diner and inner hallway.

Study/Bedroom 3

10'7" x 5'11" (3.23 x 1.81)

A peaceful workspace overlooking the rear garden and countryside beyond, with oak flooring creating a professional yet comfortable atmosphere.

Principal Bedroom

13'9" x 11'5" (4.21 x 3.49)

Generously proportioned to accommodate super-king furnishings, this bedroom offers ample storage space and rear-facing views across the garden to the surrounding countryside.



Dressing Room 11'7" x 7'11" (3.54 x 2.43)

The sophisticated centrepiece of the principal suite, featuring extensive wardrobe space and oak flooring, connecting the bedroom, ensuite, and inner hallway.

Principal Bedroom Ensuite 11'1" x 4'9" (3.40 x 1.46)

A contemporary ensuite with double shower enclosure, WC, twin-basin vanity unit, heated towel rail, and stylish part-paneled walls.

Bedroom Two 10'9" x 8'10" (3.3 x 2.7)

A bright double bedroom with pleasant rear views, fitted carpet, and good natural light.

Bathroom 10'7" x 7'8" (3.25 x 2.35)

Well-appointed with both bath, walk in bath and separate walk-in shower enclosure, vanity unit with WC, fitted storage, heated towel rail, and part-paneled walls. A frosted window ensures privacy while flooding the room with natural light.

Outside

The property sits within approximately 8.7 acres of accessible land extending to the rear. Outbuildings include a substantial agricultural barn suitable for multiple vehicles or diverse uses, plus a single garage with attached lean-to storage. The garage area has been adapted with purpose-built dog facilities accessed via a side entrance. The property enjoys stunning countryside views from every aspect.

Services

Oil-fired central heating, mains water and electricity. Drainage is by septic tank which is currently meets the latest regulations.

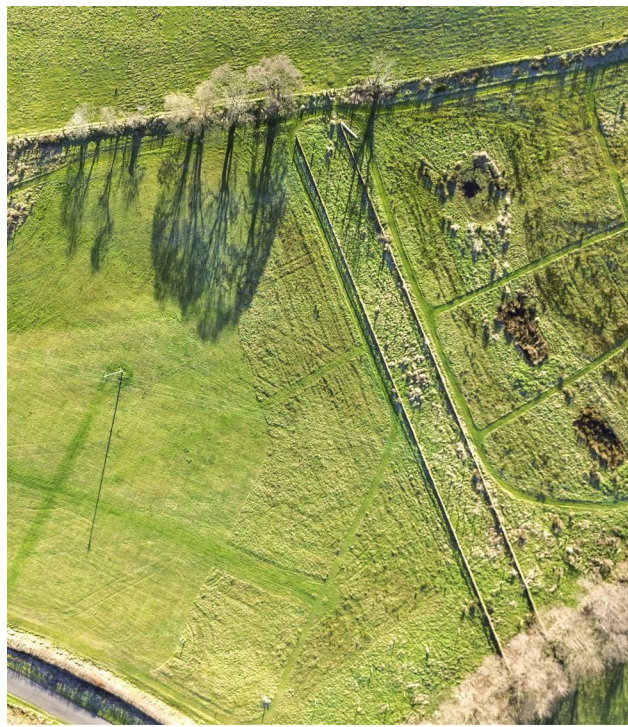
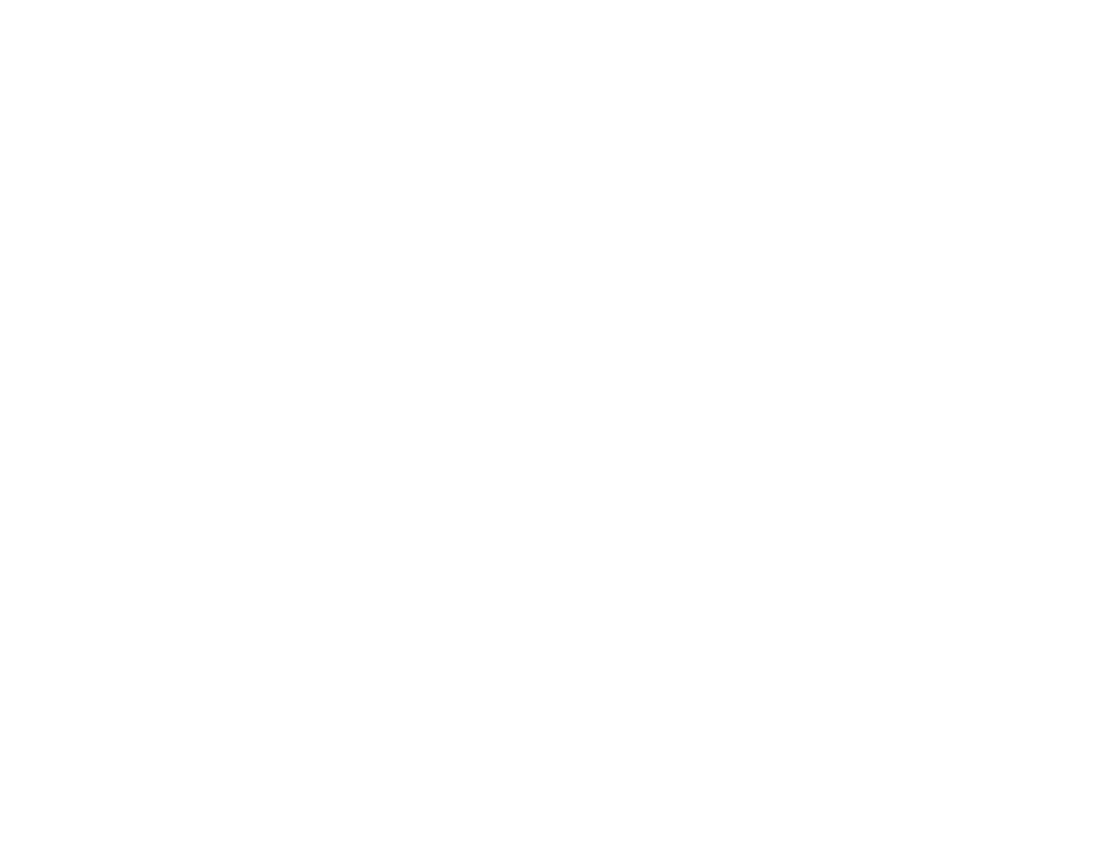
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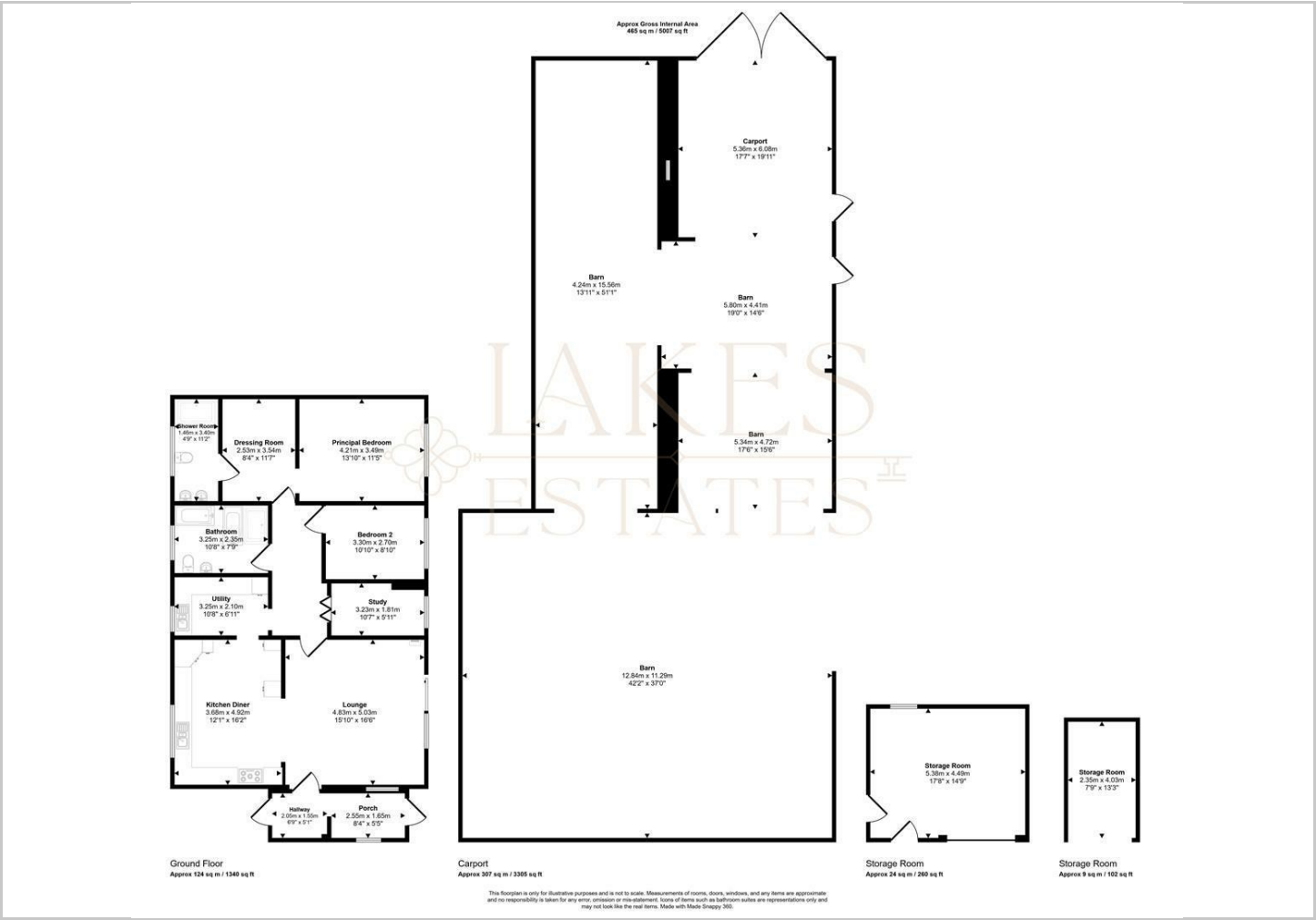
Additional Information

There is currently an approved building regulations application for a conservatory/garden room to be accessed from the living room with no restriction on size. This can be found under the building control reference: (63-303078-314191461) - 22/0091/FP and by emailing BC@carlisle.gov.uk





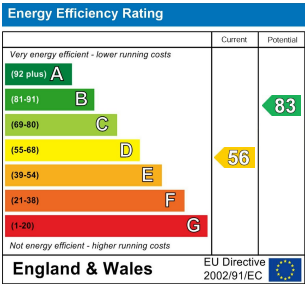
Floor Plans



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.

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