



Brook Farm , Appleby-In-Westmorland, CA16 6TF

£595,000



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# Brook Farm

Appleby-In-Westmorland, CA16 6TF

- Detached Period Home Dating Back to the Late 17th Century
- Occupying a Circa 1 Acre Plot
- Short Drive to Appleby Where Many Amenities can be Found
- Large Detached Barn & Car Port
- Countryside Walks from the Doorstep
- Property Retains many Original Features Throughout
- Situated in the Peaceful Hamlet of Drybeck
- Beautifully Restored by the Current Owners
- Landscaped Gardens & Large Private Driveway
- Viewing Strictly by Appointment Only

Dating back to the late 17th century, Brook Farm is a detached 3/4 bed residence which occupies an idyllic plot of approximately one acre in a picturesque rural setting. Beautifully restored by the current owners, the property has been sympathetically renovated with great care taken to preserve its wealth of original character and period features.

The grounds have been thoughtfully landscaped to create an attractive and tranquil environment, featuring expansive lawns, mature trees, and established flower beds. Complementing the main house is a substantial detached barn, a range of useful outbuildings, and an attractive carport, all offering excellent potential for a variety of uses or future development, subject to the necessary consents.

The property is approached via a private, gated driveway, providing both privacy and a welcoming sense of arrival.

Ideally located just 10 minutes from Appleby, Brook Farm offers the perfect balance of peaceful countryside living while remaining within easy reach of local amenities, schools, and transport links.

## Directions

From Penrith head East on the A66 for approximately 14 miles to Appleby. Enter the town and continue on Battlebarrow / The Sands before turning right over the bridge onto Bridge Street. Follow the road round onto Boroughgate / Shaws Wiend and proceed out of the town on the B6260. Follow the road for circa 4 miles and turn left signposted Drybeck. Continue down through the hamlet and turn right. The property can be found after a couple of hundred yards the property is on the left-hand side and can be identified by a Lakes Estates For Sale sign. What 3 Words: disposal.nurses.countries

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**Entrance Porch** 5'0" x 4'7" (1.54 x 1.41)  
Front door leading into the entrance porch which has wooden framed double glazed windows and flagged stone flooring. Internal door to the dining room.

**Dining Room** 13'11" x 13'9" (4.25 x 4.21)  
A spacious dining room which has exposed wooden beams and flagged stone flooring. Brick built fireplace with slate hearth containing a log burning stove. Wooden framed double glazed window to the front aspect with window seat and shutters. Doors leading to the study and kitchen. Hallway off. Radiator.

**Study** 14'1" x 8'11" (4.30 x 2.73)  
A large study which could be used as a fourth bedroom or office. Exposed beams, stone flagged flooring. Wooden framed double glazed window to the front aspect. Fireplace containing a stove. Radiator.

**Hallway**  
Has doors off to the utility room, ground floor bedroom, ground floor shower room and stairs up to the first floor lounge. Stone flagged flooring and exposed woodwork. Radiator.

**Shower Room** 10'4" x 5'9" (3.16 x 1.76)  
Modern fitted three-piece suite comprising: shower cubicle, low level w/c and vanity sink unit. Tiled wall and floor coverings. Wooden framed double glazed window to the rear aspect. Radiator.



**Bedroom Three** 17'2" x 10'3" (5.25 x 3.14)  
 A spacious double bedroom which has an understairs storage cupboard. Two wooden framed double glazed windows to the front aspect. Radiator. Exposed beams and woodwork.

**Utility Room** 10'4" x 7'1" (3.15 x 2.16)  
 An excellent space this utility / boot room has fitted base units with complementing worksurface and Belfast sink unit. Hot water cylinder. Stable door leading to the rear garden. Wooden framed double glazed window to the rear aspect. Tiled flooring.

**Kitchen** 7'3" x 7'4" (2.22 x 2.25)  
 A compact but well appointed kitchen which has an attractive AGA electric oven. Exposed woodwork and Belfast sink unit with oak worksurfaces and space for an undercounter fridge freezer. Wooden framed double glazed window to the rear aspect. Stone flagged flooring. Open to the pantry.

**Pantry** 7'2" x 7'0" (2.19 x 2.15)  
 Excellent space for storage, there is an original fireplace and bread oven. Fitted shelving. Space for white goods. Wooden framed double glazed window to the rear aspect. Stone flagged flooring and exposed woodwork. Radiator. Staircase off to the first floor.

**Rear Staircase / Landing**  
 Stone staircase leads up to the first floor landing. Wooden framed double glazed window to the rear aspect. Exposed woodwork and beams. Two radiators. Two Velux windows. Exposed wooden floorboards.

**Lounge** 21'8" x 14'5" (6.62 x 4.40)  
 An attractive spacious lounge which is bright and airy thanks to two Velux windows over and three wooden framed double glazed windows. Exposed beams and trusses, wooden flooring. Attractive stove set upon a stone hearth. Radiator.

**Bedroom One** 14'2" x 12'4" (4.32 x 3.77)  
 A large double bedroom which has two wooden framed double glazed windows to the front and side aspect. Exposed beams and trusses and wooden flooring. Original fireplace. Radiator.

**Bedroom Two** 14'6" x 10'2" (4.42 x 3.10)  
 A large double bedroom which has a wooden framed double glazed window to the front aspect. Exposed beams and trusses and wooden flooring. Radiator.

**Bathroom** 10'4" x 7'5" (3.16 x 2.27)  
 A modern fitted three-piece suite which features a claw foot bath tub, low level w/c and a sink unit. Wooden framed double glazed window to the side aspect and Velux window over. Tiled flooring. Radiator.





### Barn

25'5" x 13'0" (7.75 x 3.97)

A spacious detached stone barn which could be converted subject to the necessary planning consents. Solar panels.

### Garden Room

14'3" x 11'3" (4.36 x 3.45)

A wooden framed garden room which has lovely views over open fields and is perfect for entertaining guests. Stone flagged flooring and stove.

### Outside

The property occupies a circa 1 acre, picturesque plot and is approached by a large private, gated driveway which leads to the car port. The grounds are beautifully maintained with lush green lawns and are well stocked with trees, shrubs and flowers. There is also a range of outbuildings perfect for storage.

### Services

The property is served by mains electricity and water, oil fired central heating and drainage to a septic tank. Fibre optic broadband is available.

### Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

### Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:

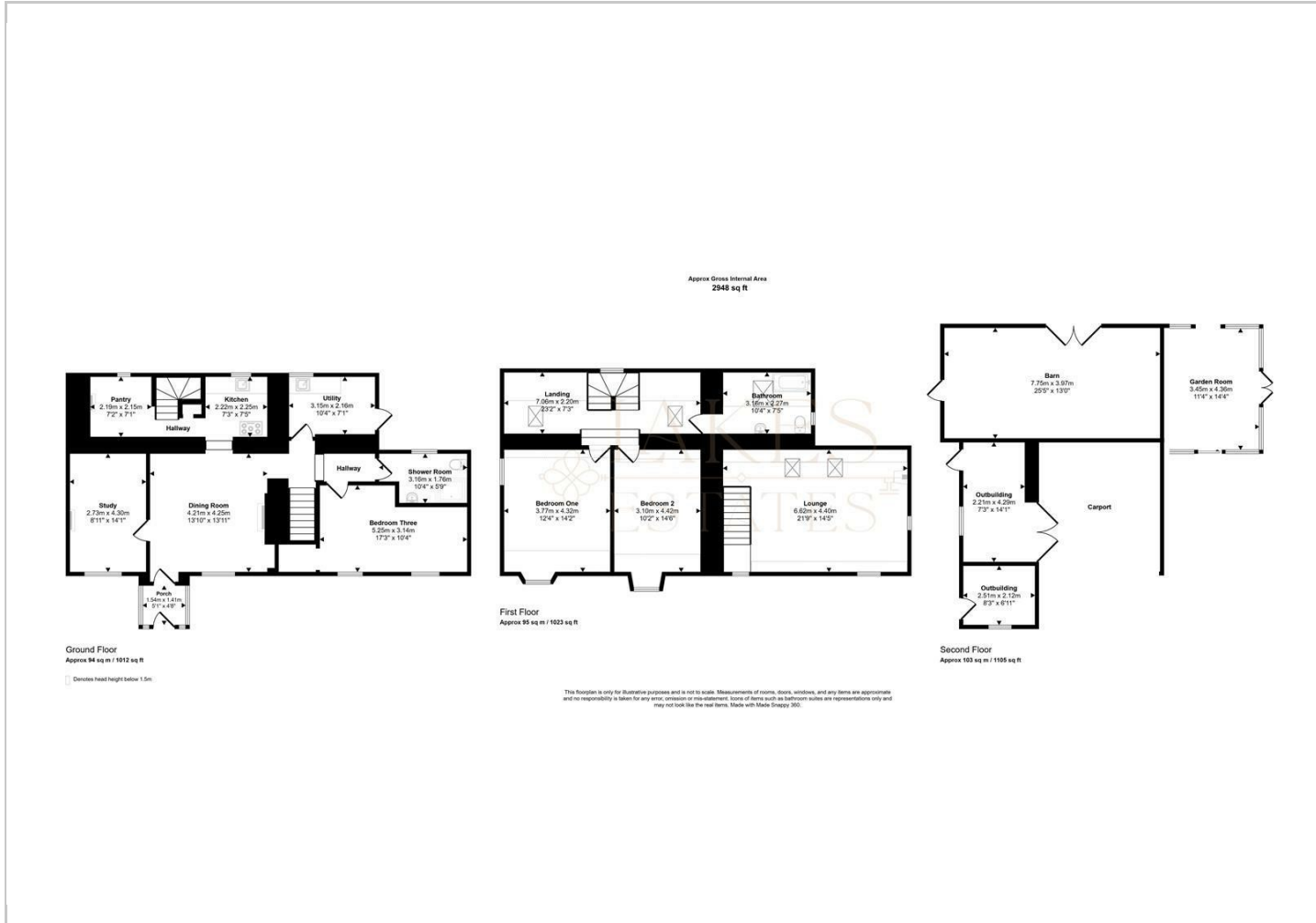
Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

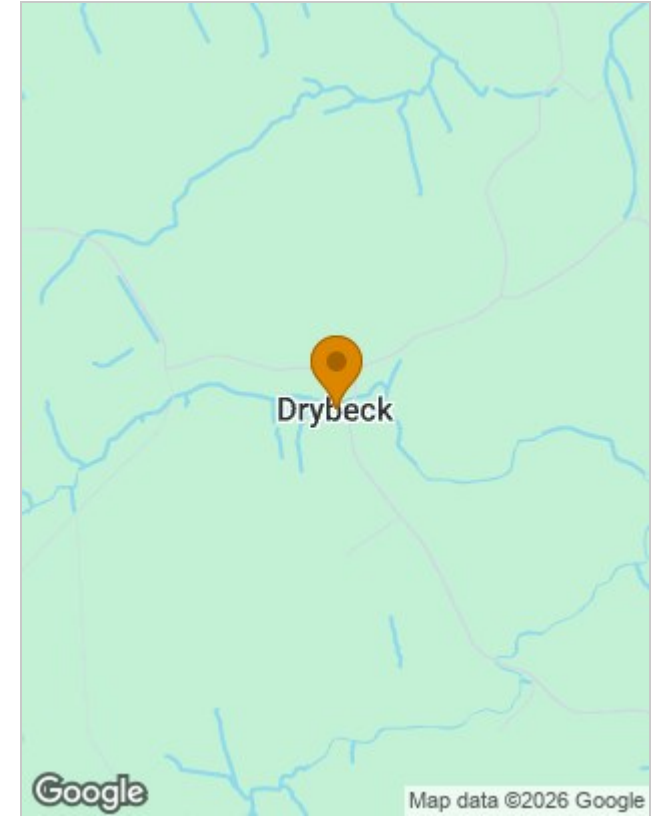
These fees are non-refundable, and the purchase cannot proceed until checks are complete.



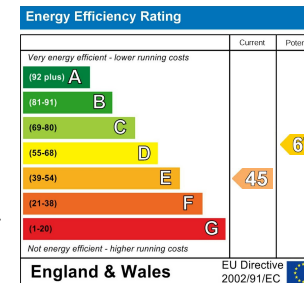
## Floor Plans



## 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.

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