



Margate House | Tirril

Welcome home to the beautiful Margate House...



MARGATE HOUSE

Tucked quietly within the peaceful cluster of homes at Margate Cross, in the ever-desirable village of Tirril, Margate House enjoys an enviable setting just moments from the shimmering shores of Ullswater and on the edge of the Lake District National Park. This is a landscape that stirs something deeper. Fells rise gently in the distance, village lanes wind between dry stone walls, and the rhythm of life feels altogether more grounded.

Originally built in the 1930s, the house retains that reassuring solidity of its era, yet has been comprehensively and thoughtfully enhanced by the current owners. The result is a home that feels layered and considered, where period character and contemporary refinement exist in quiet harmony.

Approached through newly installed timber gates, the driveway crunches satisfyingly under wheel, offering private parking for three vehicles. An EV charger is discreetly positioned for modern living, alongside exterior lighting and a full alarm system that brings peace of mind. The white rendered façade contrasts elegantly with composite exterior doors that have all been replaced, the soft sage tone of the front entrance reached via sandstone steps beneath a sheltered porch. There is a sense, even before stepping inside, that this is a home which has been carefully curated and properly invested in.



Take a closer look...

Property Type:

Detached

Square Footage:

1456^{sq}ft

Council Tax Band

D

EPC Rating

TBC

Tenure

Freehold





Sleep⁰⁰⁰

Soothe⁰⁰⁰

Sanctuary⁰⁰⁰





Cook 000

Create 000

Connect 000



Relax ⁰⁰⁰

Recharge ⁰⁰⁰

Reconnect ⁰⁰⁰





Refresh
Relax
Rejuvenate

Why Tirril?

SET WITHIN THE EDEN VALLEY AND RESTING GENTLY BETWEEN ROLLING PASTURE AND RISING LAKELAND FELS, TIRRIL IS ONE OF THOSE RARE VILLAGES THAT OFFERS BOTH TRANQUILLITY AND CONNECTION. IT SITS JUST BEYOND THE BUSIER TOURIST ROUTES, YET MOMENTS FROM THE SHORELINE OF ULLSWATER AND WITHIN EASY REACH OF THE WIDER LAKE DISTRICT NATIONAL PARK. FOR THOSE SEEKING BEAUTY WITHOUT ISOLATION, IT STRIKES AN EXCEPTIONAL BALANCE.

LIVING IN TIRRIL MEANS WAKING TO OPEN SKIES AND THE SILHOUETTE OF DISTANT FELS. MORNING WALKS CAN BEGIN FROM THE DOORSTEP, WITH ROUTES LEADING TOWARDS ARTHUR'S PIKE AND THE SURROUNDING WAINWRIGHTS, WHILE WATERSIDE STROLLS AND SAILING DAYS ON ULLSWATER ARE JUST MINUTES AWAY. THIS IS A PLACE WHERE NATURE IS NOT RESERVED FOR WEEKENDS, IT BECOMES PART OF THE EVERYDAY RHYTHM.

DESPITE ITS PEACEFUL SETTING, TIRRIL IS NOT REMOTE. THE VILLAGE HAS A STRONG SENSE OF COMMUNITY AND A HISTORY THAT RUNS DEEP. IT SHARES CLOSE TIES WITH NEIGHBOURING SOCKBRIDGE AND ASKHAM, AND HAS HISTORIC ASSOCIATIONS WITH THE ROMANTIC POET WILLIAM WORDSWORTH, WHOSE FAMILY ONCE MANAGED LOCAL LANDS FOR THE LOWTHER ESTATE. THAT HERITAGE STILL LINGERS IN THE SURROUNDING ARCHITECTURE AND LANDSCAPE. THE MUCH LOVED QUEEN'S HEAD INN, DATING BACK TO THE EIGHTEENTH CENTURY, REMAINS A SOCIAL CORNERSTONE, OFFERING EXCELLENT FOOD AND A WELCOMING ATMOSPHERE. JUST A SHORT DRIVE AWAY, ALLIUM AT ASKHAM HALL PROVIDES MICHELIN STARRED DINING FOR MORE SPECIAL OCCASIONS, WHILE POOLEY BRIDGE OFFERS CAFÉS, INDEPENDENT SHOPS AND LAKESIDE CHARM.

TIRRIL BENEFITS FROM EXCELLENT ACCESSIBILITY. THE MARKET TOWN OF PENRITH LIES ONLY A FEW MILES AWAY, PROVIDING SUPERMARKETS, INDEPENDENT RETAILERS, HEALTHCARE SERVICES AND WEST COAST MAIN LINE RAIL CONNECTIONS TO LONDON AND GLASGOW. THE M6 IS EASILY REACHED, MAKING THE VILLAGE PARTICULARLY ATTRACTIVE FOR PROFESSIONALS WHO VALUE RURAL LIVING WITHOUT SACRIFICING CONNECTIVITY. FOR FAMILIES, RESPECTED LOCAL SCHOOLING OPTIONS SUCH AS YANWATH PRIMARY SCHOOL AND SECONDARY PROVISION IN PENRITH ADD TO ITS APPEAL.

COMPARED TO SOME OF THE HIGHER PROFILE LAKE DISTRICT VILLAGES, TIRRIL OFTEN REPRESENTS STRONGER VALUE WHILE OFFERING COMPARABLE ACCESS TO LANDSCAPE, LEISURE AND LIFESTYLE. BUYERS RELOCATING FROM URBAN CENTRES FREQUENTLY RECOGNISE THE OPPORTUNITY HERE: GENEROUS HOMES, OPEN SURROUNDINGS AND A PACE OF LIFE THAT FEELS RESTORATIVE RATHER THAN RUSHED.

ULTIMATELY, PEOPLE MOVE TO TIRRIL NOT SIMPLY FOR A HOUSE, BUT FOR A WAY OF LIFE. IT OFFERS SPACE TO BREATHE, A GENUINE SENSE OF BELONGING, AND IMMEDIATE ACCESS TO SOME OF THE MOST CELEBRATED SCENERY IN THE COUNTRY. MORNINGS BEGIN WITH BIRDSONG RATHER THAN TRAFFIC, EVENINGS UNFOLD UNDER WIDE CUMBRIAN SKIES, AND THE NATURAL BEAUTY OF THE NORTHERN LAKES BECOMES THE BACKDROP TO EVERYDAY LIVING.

YOUR GUIDE TO LOCAL AMENITIES

A Delicious Meal?

Allium at Askham Hall is a Michelin Star restaurant, where delicious local produce from the Lowther Estate can be enjoyed

The Closest Shops

Penrith is just a short drive away and there is a large selection of large supermarkets and smaller artisan shops available. Try Cranston's where the produce is local and the café is divine!

Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not! As the shores of lake ullswater are a mere 2 miles away, or try a Wainwright...Just 5 miles from Margate house

The Closest School?

Yanwath Primary School is locally loved and just a short walk or drive away. Older children have the choice of two Secondary schools in Penrith

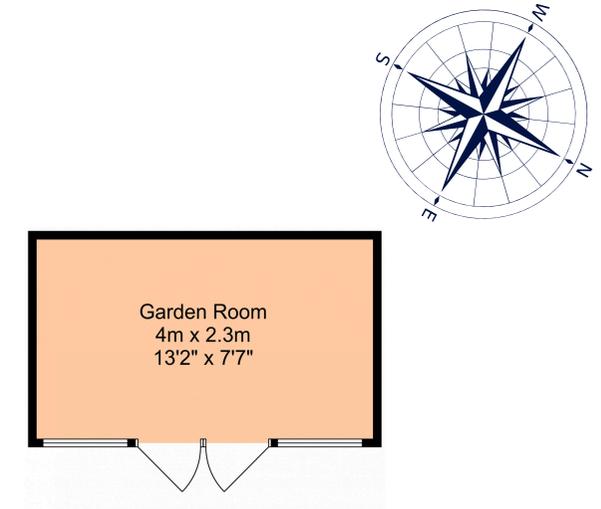
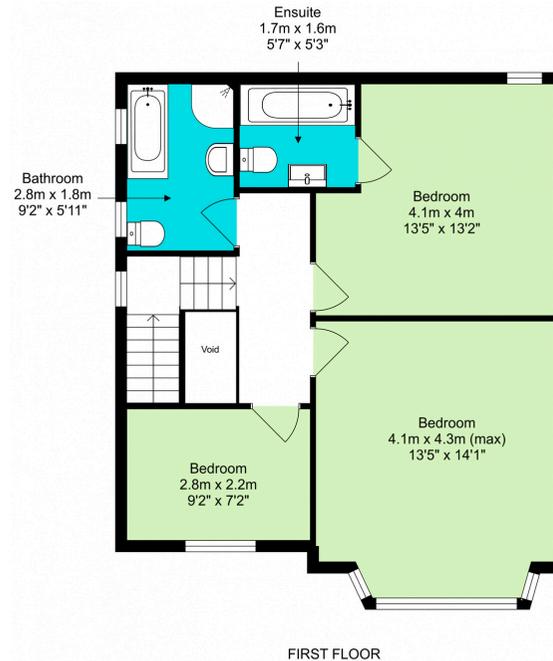
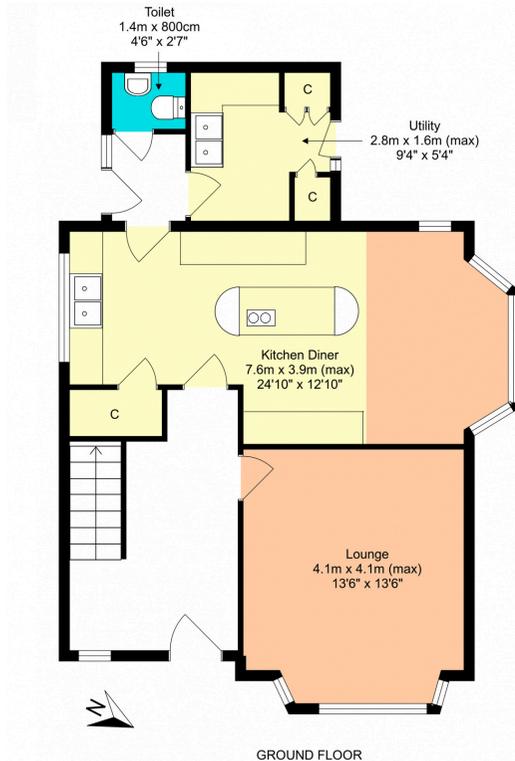
A Refreshing Pint?

The Queens Head Inn at Tirril is a quintessential cumbrian pub where the welcome is always warm. The food is also excellent and worth a visit for a delicious Sunday lunch



Total Floor Area 1456 sq.ft (135 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Gross Internal Floor Area: 135.3 sq.m (1456 sq.ft) approx.
Ground Floor: 70 sq.m (753 sq.ft) approx.
First Floor: 56 sq.m (602 sq.ft) approx.
Garden Room: 9.3 sq.m (100 sq.ft) approx.


NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals
Available 7 days a week and outside of business hours
Contact directly on 01768 204563 or 07951 748560