

Cumbrian Properties

Broomrigg House, Warcop



Price Region £625,000

EPC-E

Detached family home | Stunning countryside views
3 receptions | 5 bedrooms | 2 bathrooms
Set in beautiful generous gardens | Garage/workshop

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2/ BROOMRIGG HOUSE, BROOMRIGG FARM, WARCOP, APPLEBY

A five bedroom detached family home nestled in an idyllic village and surrounded by rolling open countryside, this beautifully characterful home presents a rare opportunity for a growing family to create a peaceful rural retreat. The inviting entrance hall leads to a spacious, farmhouse-style dining kitchen complete with a pantry room—ideal for both everyday family life and entertaining guests. The ground floor also benefits from a useful utility room, a shower room, and three generously sized reception rooms, offering flexible living space perfect for a lounge, study, playroom or formal dining area. Upstairs, the property boasts five light-filled double bedrooms. Mature wrap-around gardens showcasing a vibrant mix of established flower beds, lawned areas, and tranquil seating spots that make the most of the stunning views. A private gated driveway provides parking and leads to a detached garage / workshop, alongside a solid stone outbuilding—formerly barns—with excellent potential for conversion / renovation. Double glazed and served by oil-fired central heating, this spacious family home combines traditional charm with modern convenience in a truly picturesque setting.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance hall.

ENTRANCE HALL (9'5 x 8'5) Double glazed window to the side, radiator, tiled flooring and solid wood stable door into the dining kitchen.

DINING KITCHEN (18' x 15') Fitted kitchen incorporating a stainless steel sink unit with mixer tap, integrated dishwasher and fridge freezer, electric cooker with extractor hood above, tiled flooring, double glazed windows to the front and rear, two radiators, tiled flooring and exposed ceiling beam. Doors to pantry, shower room, utility, two receptions and entrance hall.



DINING KITCHEN

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PANTRY (15'8 x 8'4) Fitted cupboards and worksurfaces, space for fridge freezer, double glazed windows to the side and rear, and tiled flooring.

SHOWER ROOM (11' x 4'6) Three piece suite comprising WC, "floating" vanity unit wash hand basin and walk-in shower with tiled flooring and tiled splashbacks. Towel rail, tiled flooring and LED spotlights.



SHOWER ROOM

UTILITY ROOM (15' x 10'4) Cupboards and worksurfaces, sink unit with mixer tap, oil boiler, tiled flooring, tiled splashbacks, radiator and three double glazed windows to side.



UTILITY ROOM

RECEPTION ROOM 1 (14' x 13'9) Double glazed window to the rear, radiator, coving to the ceiling, ceiling rose and opening to reception room 2.

RECEPTION ROOM 2 (14'9 x 14') Double glazed windows to the side and rear, radiator and exposed ceiling beams.



RECEPTION ROOM 2

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ENTRANCE HALL Radiator, coving to the ceiling, staircase to the first floor, doors to reception room 3 and entrance hall.

RECEPTION ROOM 3 (15'3 including bay window x 13') Double glazed bay window to the rear, radiator and fireplace with tiled hearth and surround.



RECEPTION ROOM 3

FIRST FLOOR

SPLIT LANDING Double glazed arched sash window, doors to five bedrooms and bathroom. Exposed beam, two double glazed windows to the front and storage cupboard.



FIRST FLOOR LANDING

BEDROOM 1 (13'5 x 11'5) Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 1

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BEDROOM 2 (11'4 x 9'4) Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

BATHROOM (10'7 x 9'7) Four piece suite comprising WC, wash hand basin, freestanding roll top bath with shower attachment and walk-in shower with tiled splashbacks and LED spotlight above. Stainless steel towel rail, UPVC double glazed frosted window to the rear and tiled flooring.



BATHROOM

BEDROOM 3 (10' x 8'9) Double glazed window to the side, radiator and loft access.



BEDROOM 3

BEDROOM 4 (12' x 9'3) Double glazed window to the side and radiator.

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BEDROOM 5 (15'5 x 9'3) Radiator and double glazed windows to the front and both sides.



BEDROOM 4

OUTSIDE To the front of the property is a spacious gated driveway providing ample parking and a good size lawned wrap around garden housing a variety of trees, plants, shrubs and flower beds. There is a grassed laning leading down either side of the property giving access to the enclosed rear garden. The enclosed rear garden is laid to turf and enjoys stunning views over the countryside.



GARDENS



GARDENS

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GARDENS AND GARAGE/WORKSHOP



VIEWS

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is Tax Band C.

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