



Moor Park House, Crosby Moor, Crosby On Eden, CA6 4QX.

Guide Price £475,000

PFK

Moor Park House, Crosby Moor

This stunning three bedroom, two bathroom detached house presents an exceptional opportunity for anyone seeking a countryside retreat. Set in a picturesque rural setting, the property enjoys breathtaking panoramic views across green fields and rolling hills, visible from almost every window. The home is surrounded by a generous garden with mature trees, lawn areas and outdoor seating space, which is perfect for family gatherings, entertaining guests, or simply relaxing in the tranquillity of nature. The property features off-road parking ensuring convenience and ease of access. Elegant open vaulted ceilings to two bedrooms with exposed beams lend character and timeless appeal to the home.

Inside, the residence boasts three reception rooms, each filled with natural light from the windows and French doors that seamlessly connect indoor living spaces to the stunning gardens and patio. The living area is enhanced by a cosy wood burning stove providing warmth and a welcoming ambience, ideal for relaxing evenings or entertaining friends. The contemporary kitchen is a true highlight, featuring sleek white cabinetry, integrated appliances, granite countertops and a bright dining area illuminated by a large skylight.

Additional practical touches include a modern utility room with integrated storage, access to the ground floor WC and direct garden access, perfect for busy families or pet owners.





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Both bathrooms are thoughtfully designed, with the main bathroom offering a luxurious freestanding bath, a walk-in shower, modern fixtures and heated towel rails for ultimate comfort. The spacious bedrooms feature charming, exposed beams, high vaulted ceilings and windows with scenic garden views, ensuring restful spaces filled with light and character. The property's extensive gardens include lawns, mature trees, a garden building for added utility or leisure space and a private patio accessed via elegant French doors which provides a true haven for outdoor living.

With its blend of classic charm, modern conveniences and magnificent rural surroundings, this detached family home offers an idyllic lifestyle, and space to enjoy the very best of countryside living.

Crosby Moor lies on the edge of the charming village of Crosby-on-Eden, offering a peaceful rural setting centred around the popular The Stag Inn. The area benefits from nearby leisure facilities including Eden Golf Club, along with scenic countryside walks and easy access to the River Eden. Conveniently positioned just a short drive from Carlisle and Brampton, with excellent links to the M6 via the A689, it combines village tranquillity with strong connectivity.

- Tenure: Freehold
- EPC: TBA
- Council Tax Band: D



Entrance

5' 1" x 4' 4" (1.55m x 1.31m)

Hallway

7' 1" x 4' 10" (2.15m x 1.47m)

Living Room

12' 6" x 10' 6" (3.80m x 3.19m)

Dining Kitchen

16' 6" x 9' 6" (5.04m x 2.89m)

Utility Room

10' 6" x 6' 8" (3.21m x 2.03m)

WC

6' 2" x 3' 5" (1.88m x 1.03m)

Dining Room

13' 9" x 12' 9" (4.20m x 3.89m)

Sun Room

24' 10" x 13' 10" (7.58m x 4.21m)

First Floor

Landing

16' 11" x 3' 0" (5.15m x 0.92m)

Bedroom

13' 10" x 13' 1" (4.22m x 3.98m)

Walk in Storage

Bedroom

12' 4" x 10' 6" (3.77m x 3.19m)

Bedroom

13' 11" x 13' 1" (4.23m x 3.99m)

Office providing access through to:

Bathroom

7' 9" x 10' 4" (2.35m x 3.16m)

Family Bathroom

10' 6" x 10' 6" (3.19m x 3.20m)





Front

Driveway: Providing parking.

Front Garden

Enclosed garden area providing gated access to the main entrance and pedestrian access either side of the property.

Rear & Side Garden

The property enjoys a picturesque rear lawned garden with a patio area, ideal for outdoor seating and taking in the open views across the surrounding landscape. This in turn leads to a generously sized side garden, mainly laid to lawn with well-stocked borders and mature trees, creating a private and established setting. The garden further provides access to an independent Garden Room:

Garden Room

22' 8" x 15' 10" (6.91m x 4.83m), offering flexible use to suit a variety of needs or personal preferences.



Directions

Moor Park House can be found using the postcode CA6 4QX or alternatively by using what3words: [///pulses.diplomats.cardinal](https://www.what3words.com/pulses.diplomats.cardinal)



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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2126 ft²
197.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ADDITIONAL INFORMATION

Services

Mains electricity, water & oil heating system. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and the vendor is clarifying whether it complies with current standards and rules introduced on 1st January 2020.

Referrals & Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15





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