



Lesser Moorguards, West Hall, Brampton, CA8 2BP

Guide Price £560,000

**C&D** Rural

## Lesser Moorguards, West Hall, Brampton, CA8 2BP

- Four bedroom traditional farmhouse set within 6.5 acres of land
- Cosy kitchen with inglenook, multi-fuel stove, bespoke cabinets, double NEFF electric oven and hob
- Spacious and bright living area with pleasant views of the countryside and access to stone patio
- Three reception rooms
- Period features throughout
- Solar panels with feed-in tariff and hot water inverter
- Large attached barn with excellent development potential (subject to necessary consents)
- Two large grazing fields
- Beautifully presented gardens, orchard and vegetable garden
- Private setting with excellent access to A69, Carlisle and Brampton

**Council Tax band:** D

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** E



Lesser Moorguards is a characterful and traditional four bedroom farmhouse, extended in 1999, now offering a combination of modern living and period features including period cabinetry and fireplaces. Set within 6.5 acres of stunning Cumbrian land, the property benefits from two large grazing fields and is absolutely perfect for hobby farmers or anyone searching for a smallholding lifestyle.

### **The Accommodation**

The ground floor offers a welcoming and practical layout with a rear entrance leading into a useful utility room with 1.5 bowl stainless steel sink, fitted units and space for white goods. The kitchen and utility are both fitted with a range of bespoke handmade units incorporating a single bowl sink with mixer tap, NEFF double oven, electric hob, fridge/freezer and tiled inglenook with freestanding multi-fuel stove. Across the hallway there is a dining room with original open fireplace and door through to the extension, offering a private study/office area and access to the primary living area which features an expansive window taking full advantage of the beautiful views the surrounding countryside has to offer. There is a beautiful electric feature fire with stone cladded fireplace in the corner of the living room. Sliding doors open to the stone paved patio and garden.

A practical shower room with basin and WC is situated off the main hallway. Upstairs a split staircase welcomes four spacious bedrooms and two bathrooms. The master bedroom is situated in the extension above the living room, complete with an excellent range of fitted wardrobes and also enjoys pleasant views of the surrounding land as well as two perfectly positioned Velux windows for stargazing at night. The master bedroom has the benefit of its own private bathroom comprising a five piece suite with a second bathroom servicing the other three bedrooms on the opposite side of the house and a private vanity sink in bedroom two. There are two floored out lofts with ladder access in the utility room and Bedroom 1.



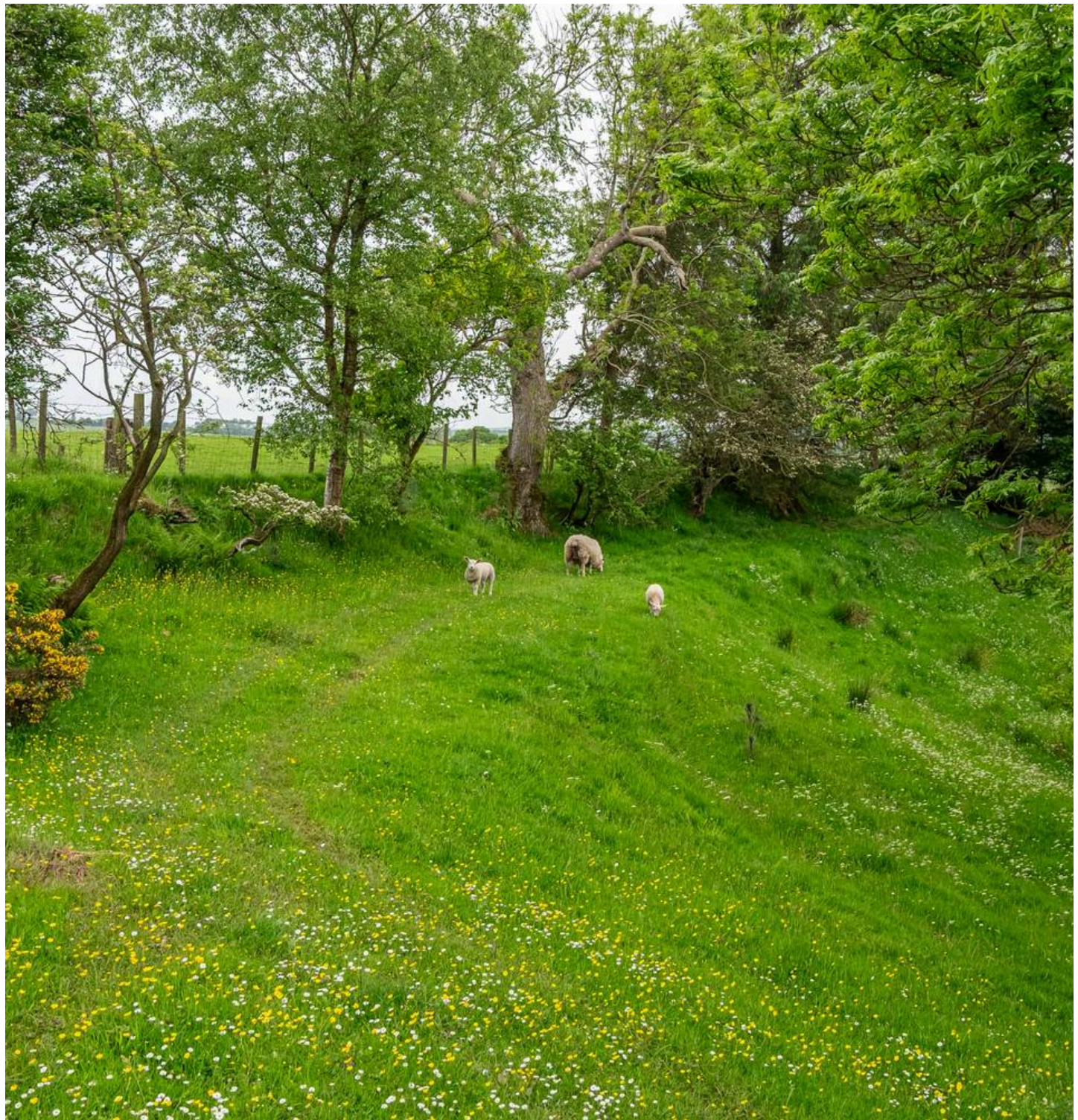






## Gardens and Land

The property is approached via a track with gated access to a well-presented graveled driveway leading to the front and rear of the house. There are beautifully presented gardens which wrap around the house, with raised planting beds and gates for access to each of the fields. One of the large grazing fields slopes down to the Kingwater River which forms the property boundary. A stream runs through the land running into the Kingwater River. Due to the excellent quality of the soil, the current owners have adapted sections of the land for growing vegetables, trees and creating their own private orchard which includes apple trees, damsons, Victoria plum and blueberry bushes to name a few. There is a smaller stone barn, divided in two, one half has been used as a chicken shed and the other gives access to the animal pens. The larger barn adjoins the house and consists of an old style stable and an open fronted barn with attic storage. The land is stock proof and well connected with water tanks in the fields. The owners have grazed the land since they have occupied the property and it would be perfect for buyers searching for a rural home with the view of keeping some smaller livestock.







## Location Summary

Lesser Moorguards occupies a peaceful position near the small rural hamlet of West Hall, with a scattering of traditional properties and a primary school, set within unspoilt Cumbrian countryside. The area is characterised by rolling farmland and quiet lanes, with direct access to a wealth of walking, cycling and riding routes from the doorstep.

The surrounding landscape sits on the edge of the North Pennines Area of Outstanding Natural Beauty, renowned for its dramatic scenery and wildlife, while the Lake District National Park is also within easy reach. Nearby Lanercost is home to the historic Lanercost Priory and a well-regarded tearoom, while Walton offers a welcoming village community.

The market town of Brampton, just 7 miles away, provides a range of everyday amenities including independent shops, cafés, schools and healthcare services. Carlisle, approximately 15 miles away, offers more extensive retail, dining and leisure facilities, together with mainline rail links. The A69 ensures excellent connectivity east towards Newcastle, making this an ideal location for balancing rural living with accessibility.

## What 3 Words

///vivid.airports.rejoiced

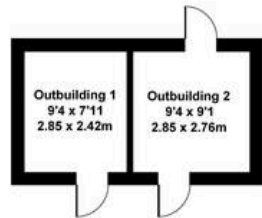






# Lesser Moorguard

Approximate Gross Internal Area  
3283 sq ft - 305 sq m



OUTBUILDING



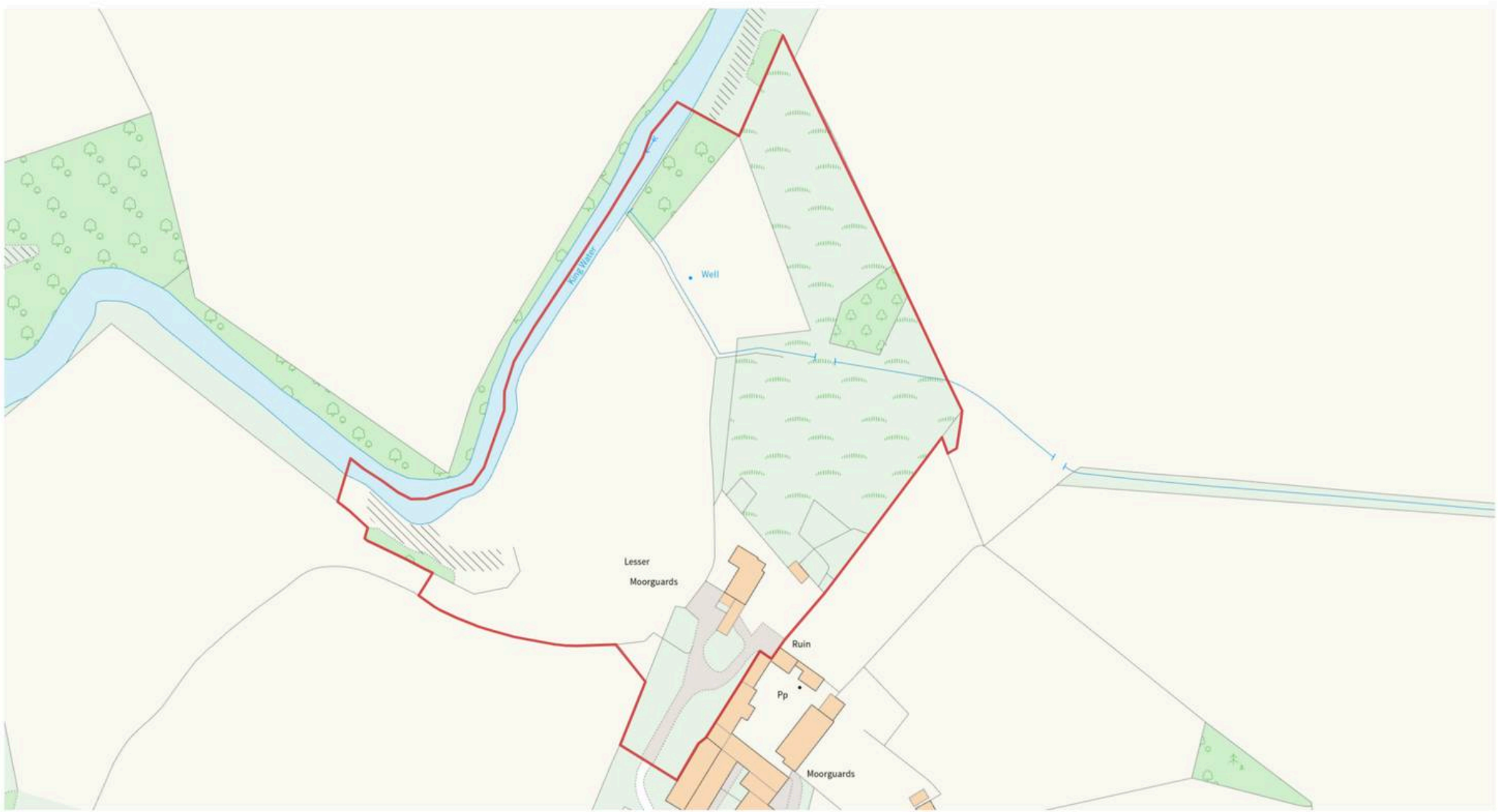
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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## GENERAL REMARKS & STIPULATIONS

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Access:** The concrete road leading to the property is one third ownership.

**Services:** The water is supplied by a spring and water tank. The water has a very efficient treatment system which is maintained regularly by the owners and was last tested in December 2025. The septic tank is private and feeds a soakaway. The tank is compliant with current legislation. Solar panels were installed on the barn roof in 2011 with a feed in tariff with an income of approximately £2000 per annum. A diverter feeds the hot water tank. The oil boiler is not a combi boiler and heats the water tank. Fibre broadband to the premises is in the process of being installed.

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

# C&D Rural

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