



# Kirklington Hall

Kirklington, Carlisle.

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## A magnificent Grade II Listed manor house with planning permission for an ambitious restoration project

Longtown 4.4 miles  
Carlisle town centre 8.5 miles

9 Bedrooms | 6 Reception rooms | 6 Bathrooms  
Outbuildings | Gardens  
13.6 acres | Development opportunity

### THE PROPERTY

Once a grand stately home and the centrepiece of the Kirklington Estate in Cumbria, Kirklington Hall is now offering the opportunity to rebuild and restore the remains of this historic property and create a home of great distinction.

The Grade-II listed mansion enjoys a rich and varied history with the oldest part of the structure being a medieval Pele Tower and was extended and modified in later periods with superb 17th Century, Georgian and Victorian additions.

The planning permission offers appealing versatility, allowing the next owner to complete the renovation to meet their requirements and achieve an unsurpassed private home, with beautiful gardens set amidst the

picturesque scenery of Cumbria. Detailed architectural plans have been drawn up to complete the renovations of the Hall. As currently set out, these include: dining room, kitchen, utility room, cloakroom, boot room, breakfast room, conservatory, an impressive main hall, covered terrace and study on the ground floor with wine cellars on the lower floor.

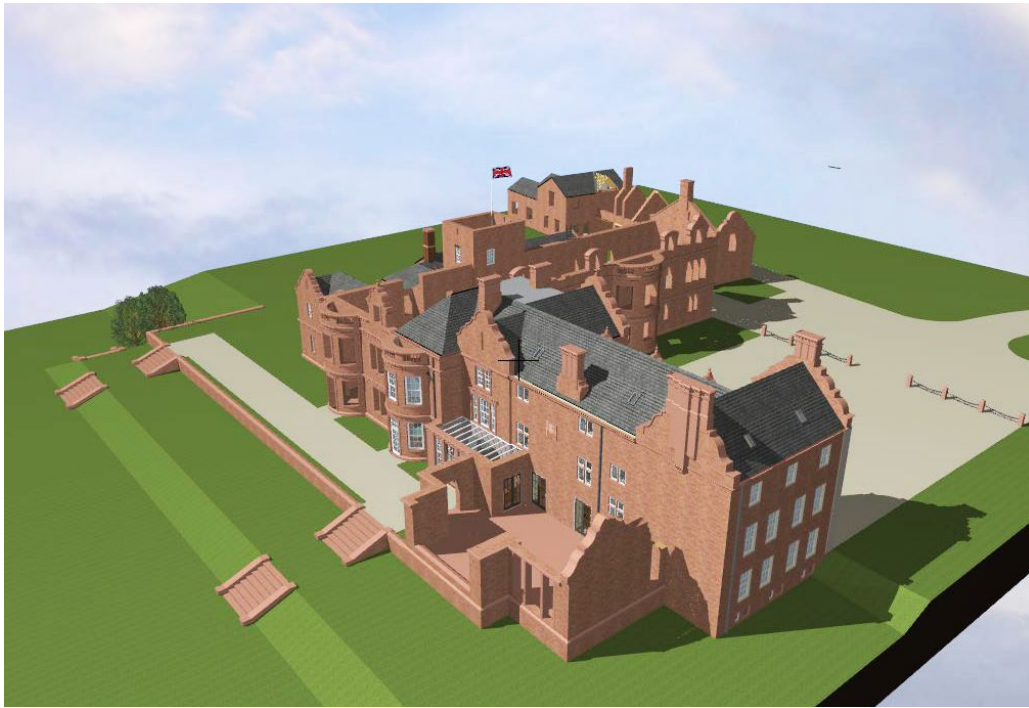
Upstairs the proposed accommodation includes on the first floor a drawing room, master bedroom with en-suite bathroom and dressing room, and three further bedrooms, with en-suite bathrooms. The second floor would have a library, tower room, five bedrooms (two en-suite) and bathroom. There is also an attic level which could be used for a variety of purposes.

An annexe has already been refurbished which could provide a useful base for the purchaser while the works are completed. The plans also envisage conversion of some of the outbuildings into two separate cottages.

### OUTSIDE

The property has 13.6 acres of delightful gardens and grounds including formal terraces, a water garden, walled garden, orchard, a productive kitchen garden and a paddock. A pretty brook runs through the grounds leading to a waterfall and the Faerie Glen – a romantic woodland walk.





### LOCATION

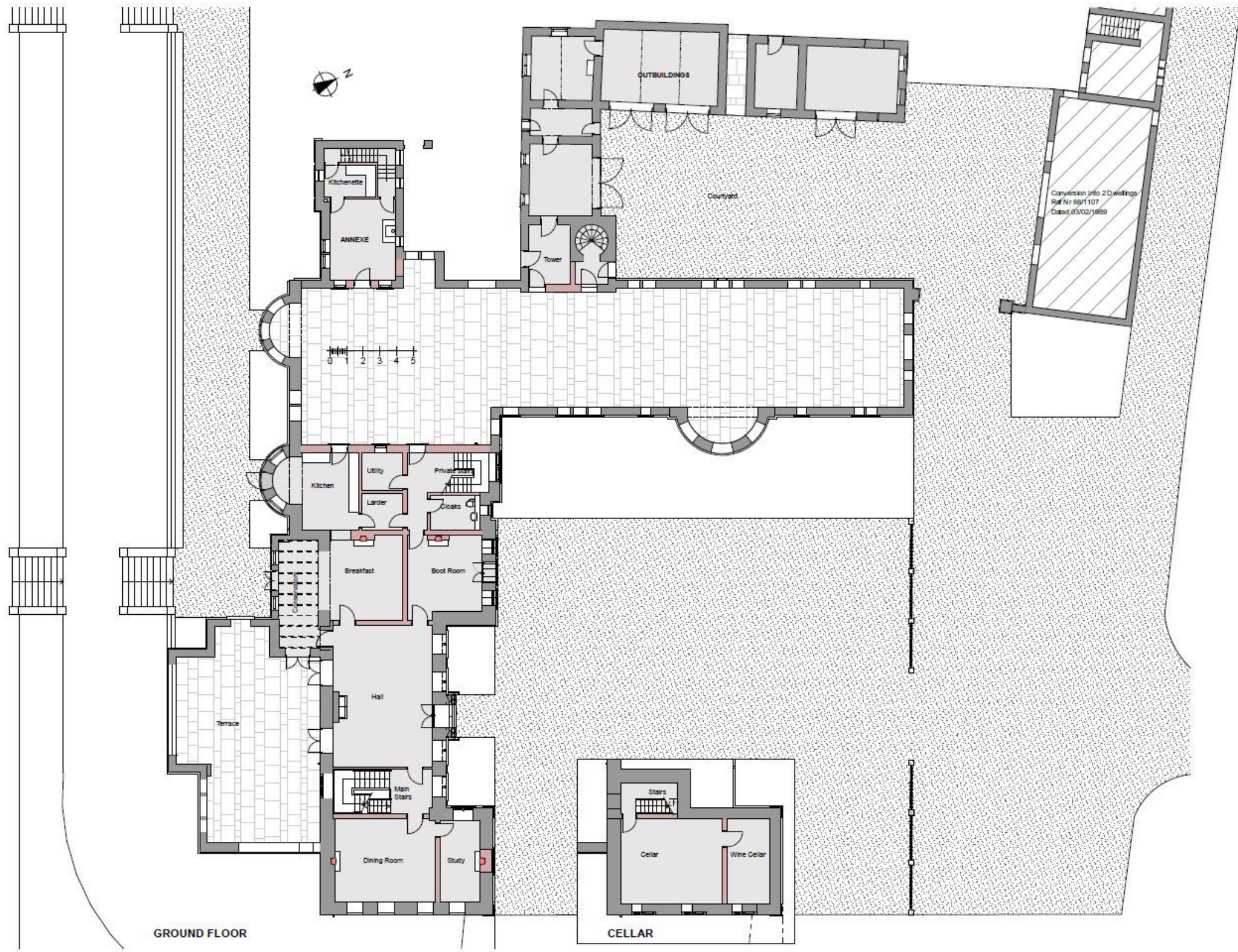
Kirklington Hall is surrounded by the beautiful countryside of Cumbria, and within easy reach of the Lake District and the unspoilt coastline of the Solway Firth and south west Scotland.

The nearest settlements are the market towns of Longtown and Brampton. Longtown provides a range of everyday amenities, including shops, a primary school, a medical centre and a choice of pubs, restaurants and cafés. Eight miles away, Carlisle provides further facilities, including large supermarkets, an excellent selection of shops and leisure facilities. Carlisle also provides a choice of schooling, including several secondary schools and the independent Austin Friars.

The area is well connected for transport, with the M6 just six miles away, providing access to the south and north towards the Scottish borders. The A69 is also nearby, providing access east towards Newcastle. Carlisle's mainline station provides services towards Glasgow and London Euston.

The property is situated in a prime position to take advantage of the stunning surrounding countryside for walking, riding, cycling and other outdoor pursuits. The North Pennines Area of Outstanding Natural Beauty and Northumberland National Park are both within easy reach, while the majestic lake and mountains of the Lake District are approximately 25 miles away. The beautiful Cumbrian coastline is also within easy reach.





GROUND FLOOR

CELLAR

OUTBUILDINGS

Courtyard

Kitchenette

ANNEXE

Tower

0 1 2 3 4 5

Kitchen

Utility

Private

Larder

cloaks

Breakfast

Boot Room

Terrace

Hall

Main Stairs

Dining Room

Study

Stairs

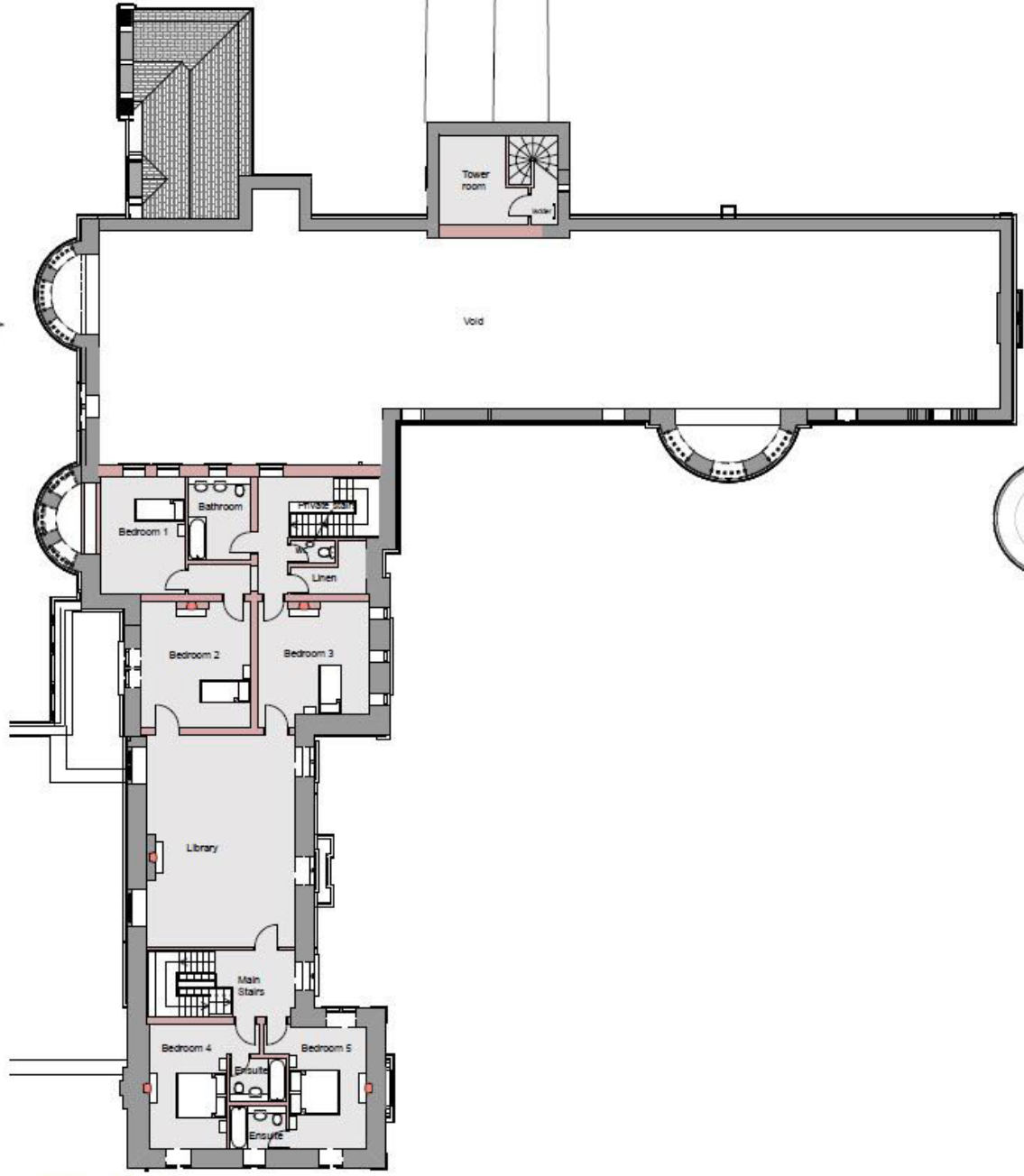
Cellar

Wine Cellar

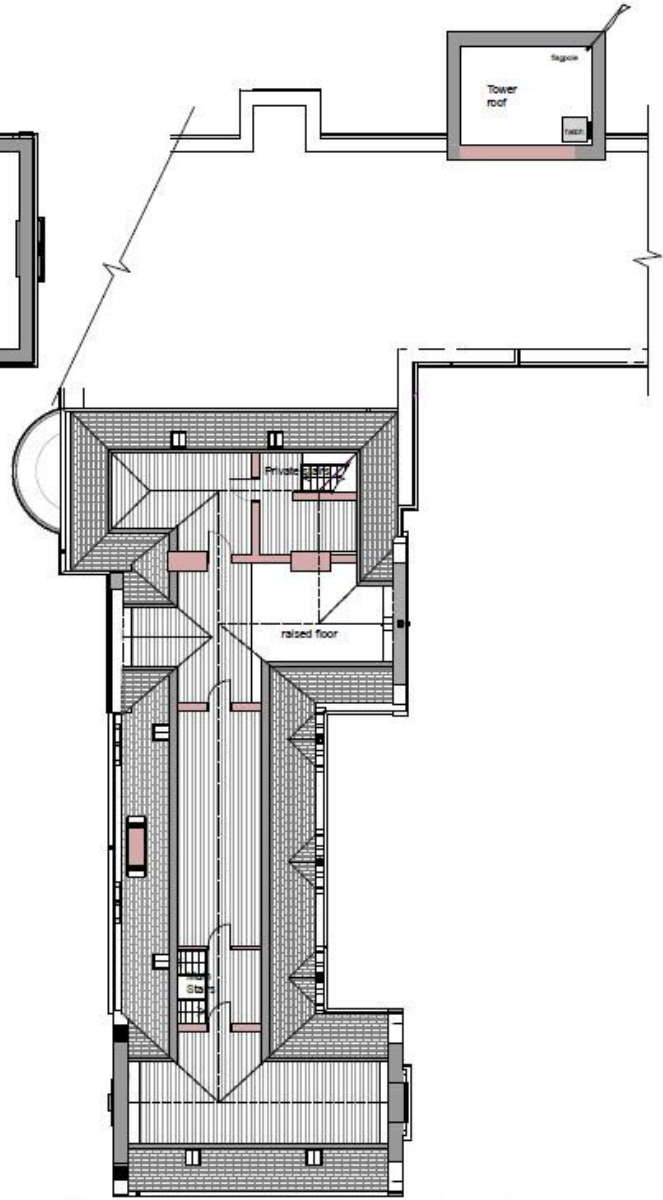
Conversion into 2 Dwellings  
Ref N° 89/1107  
Dated 03/02/1989



FIRST FLOOR



SECOND FLOOR



ATTIC LEVEL

## DIRECTIONS

From the A7 at Longtown, take the A6017/Albert Street towards Carlisle Airport and Brampton. After three miles, turn left, following the sign for Kirklington Hall and Gardens, then at the junction, turn left, again following the signs. After a mile and a quarter, the entrance to the property will be on your left-hand side.

Post Code CA6 6BB

## GENERAL

Services: Mains water and electricity, private drainage  
Local Authority: Carlisle City Council  
Tenure: Freehold  
Council Tax: Hall Cottage Band A  
EPC: Exempt

## VIEWING

Strictly by appointment with Galbraith Hexham 01434 693693. Covid-19 safety guidelines being observed.

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



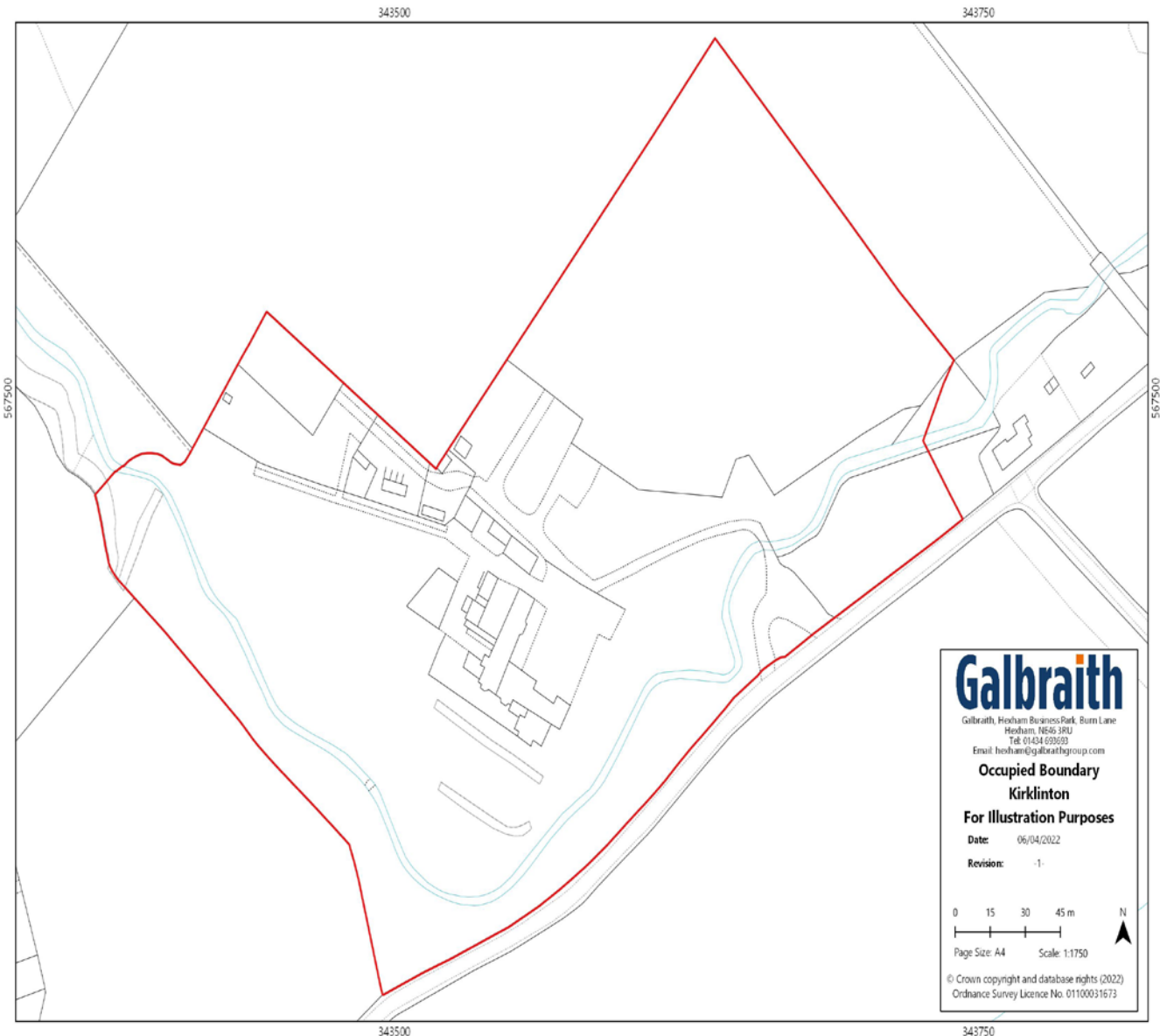
**WHAT THREE WORDS**

baths.toasted.shepherdess

**Galbraith**



Hexham Business Park, Burn Lane, Hexham,  
NE46 3RU  
01434693693  
hexham@galbraithgroup.com



## IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared April 2022. Photographs taken March 2022.