

Morland Hall Estate
Morland
Penrith
CA10 3BB

Edwin
Thompson



Zoopla.co.uk

onTheMarket.com



rightmove.co.uk
The UK's number one property website

rural | forestry | environmental | commercial | residential | architectural & project management | valuation | investment | management | dispute resolution | renewable energy

Morland Hall Estate, Morland, Penrith, CA10 3BB



Brief Résumé

- Private estate of 5 properties formerly a holiday & wedding venue business
- 4 substantial letting properties - combined total of 21 bedrooms
- Detached office building/ leisure suite with outdoor heating swimming pool
- Considerable potential in the hotel/leisure sector or as a substantial private residence

Location

Sitting in Cumbria's Eden Valley between two great National Parks, the Lake District and the Yorkshire Dales, the location is perfect for a tourism centric business. The Fells and waters of the Lake District, the Dales of north Yorkshire and Hadrian's wall offer a formidable draw to visitors – almost 20 million to the Lake District alone.

Morland is within easy reach of Penrith (8 miles), Appleby (7 miles) and Shap (7 miles) and, via junctions 39 and 40 of the M6 motorway, the national motorway and railway networks are readily accessible.

The Morland Hall Estate is set amidst the undulating countryside of the Eden Valley with the local amenities of the village less than 1 mile south west, and Penrith to the north west offering large town retail, leisure, medical and educational facilities.

Description

Morland Hall was built in 1861 as a private residence for Francis Atkinson, one of the leading Westmorland figures of the time. Unusually, it was constructed in brick brought from Lancaster rather than local stone. Completed in 1861 Morland Hall was always about prestige. Its early life was one of luxury serving as a country house for local gentry until WWII. The outstanding building was abandoned after a short spell as a red cross hospital in 1945 at which point the roof slate was sold. The subsequent decline was rapid and considerable and the house was a ruin, lost in rubble and foliage with no upper floors and substantial trees growing out of the former dining room. The property was then purchased in 1999 and over the ensuing 4 years the buildings were completely refurbished, winning a conservation design

award in the process. The properties are well insulated, double glazed and were equipped to a high standard offering a total of 21 beautifully appointed bedrooms, together with an outdoor swimming pool, jacuzzi hot-tub and gym, set in 15 acres of an ancient woods and parkland. The property also benefits from a fitness room, a separate office and self-contained accommodation for an on-site caretaker.

Accommodation

Morland Hall <https://my.matterport.com/show/?m=bNXSy6S4QxU>

Three of the properties interconnect with Morland Hall, the magnificent principal residence, which has 9-bedrooms a fine drawing room, lounge, dining room and large kitchen. There are 8 double bedrooms, 1 twin bedroom, 4 bathrooms and outside, a garden and large terrace.

Shorrock House <https://my.matterport.com/show/?m=pU3a2EjB3Vq>

A 4-bedroom property, sitting between Morland Hall and Torbock House, and features a dining room, kitchen, sitting room and also with a garden.

Torbock House <https://my.matterport.com/show/?m=XdNgjhGKP8n>

With 4 bedrooms, 2 bathrooms, sitting room, dining room, kitchen and patio.



Coach House <https://my.matterport.com/show/?m=iKVHU3tFZTf>

This detached property has 4 en-suite bedrooms. It also has a galleried sitting room, living room, kitchen and large private terrace.

Office/Staff accommodation

Office, fitness room and self-contained staff accommodation with sheltered outdoor heated swimming pool to the rear.

Gardens & Grounds

The gardens and grounds extend to approximately 15 acres, which includes ancient woods and parkland and spectacular views of the surrounding scenery. There are terraces and private gardens to the properties and ample parking across the site and grounds.

Accommodation Summary:

- 9 bedroom house
- 4 bedroom house
- 3 bedroom house
- 5 bedroom house

Office, fitness room and self-contained accommodation for an on-site caretaker

Outdoor heated swimming pool



Set in 15 acres of woods and parkland
Spectacular views

Services

Mains electricity and water are connected to the property. Private drainage. Bio-mass boiler for central heating with oil fired system back-up.

The Business

The property is available due to bereavement and the business is now closed. The properties remain fully equipped for holiday let use; uses previously including weddings, private parties, team building and sporting venue. The Estate would make a formidable offering in the leisure market.

Offers

Offers are invited in the region of £2,200,000 for the freehold of the whole.



EPC/Floorplans/Virtual tour

Available for each of the properties and available to download.

Local Authority

Eden District Council, Town Hall, Penrith, Cumbria CA11 7QF Tel: 01768 817817

Directions

From the south, leave the M6 at junction 39 (Shap). Pass through Shap village and take the second turn right, signposted Morland. On entering Morland, follow High Street then turn right towards Well Lane. Continue along Well Lane and then turn slight left on to Lower Gate. The property can be clearly seen approximately 0.8km on the left-hand side.

Viewings

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.

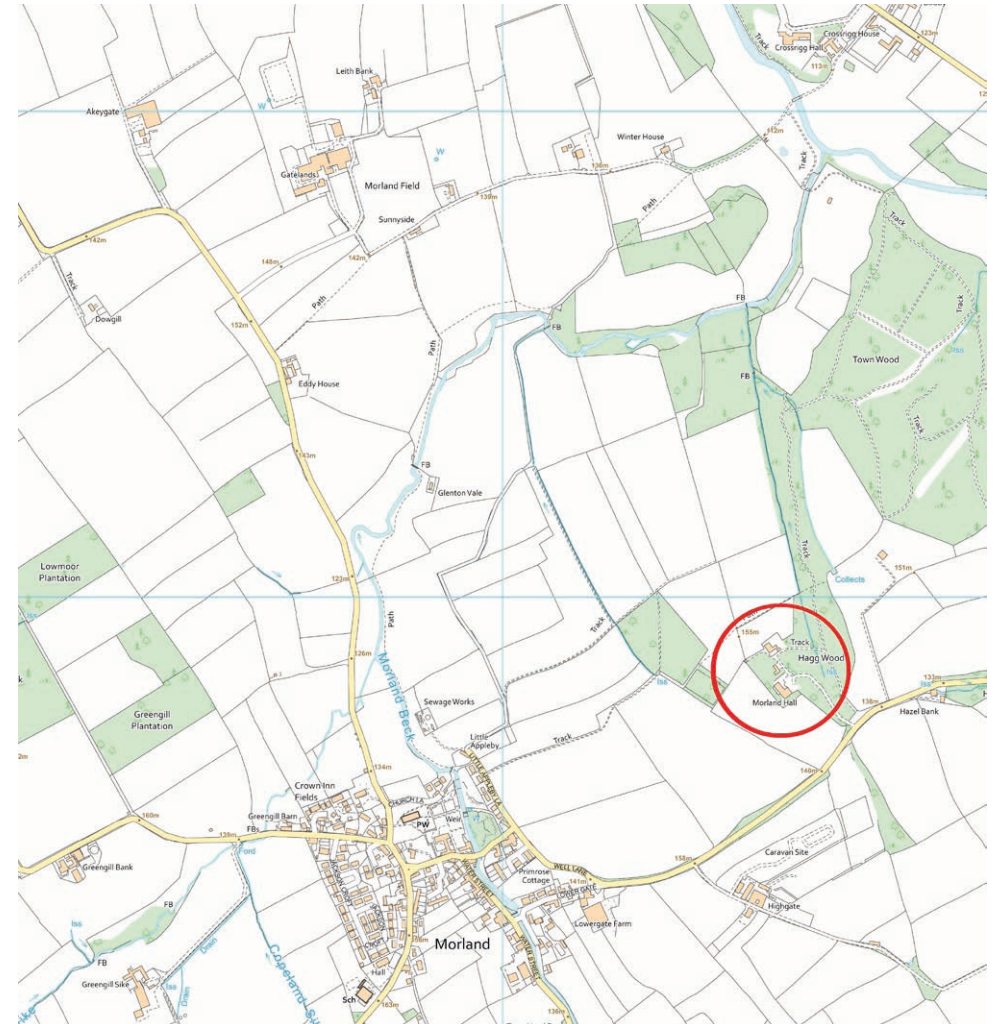
Ref: K4738294



28 St John's Street,
Keswick,
Cumbria
CA12 5AF

T: 017687 72988
F: 017687 71949
E: keswick@edwin-thompson.co.uk
W: edwin-thompson.co.uk

Edwin
Thompson



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in March 2019.