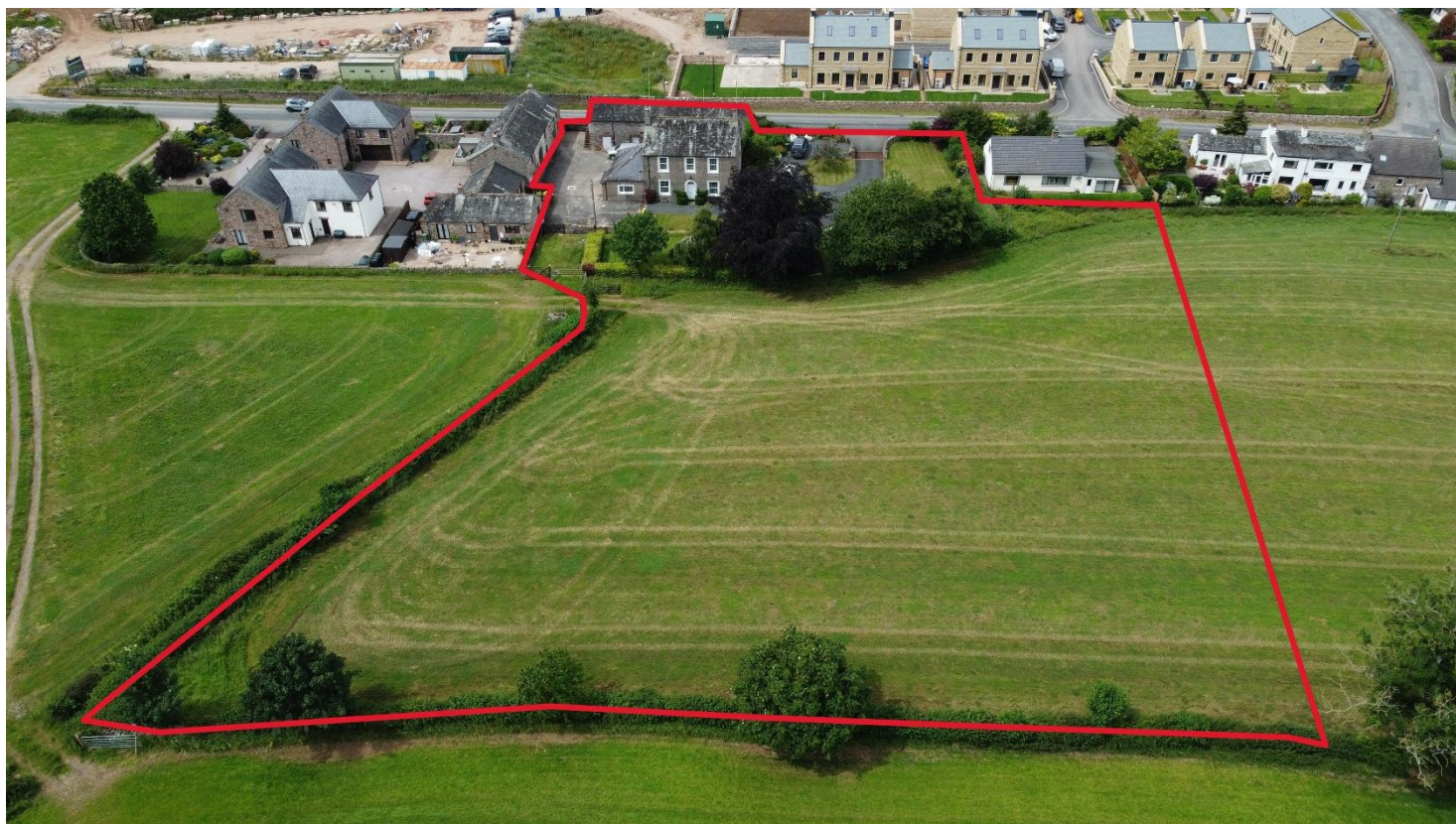




Guide Price £750,000

Particulars of sale of:

Broad Ing
Tirril, Penrith, Cumbria
CA10 2LL
EPC Band F

Broad Ing, Tirril, Penrith

Cumbria CA10 2LL

Located in the popular village of Tirril, on the fringe of the Lake District National Park, this extremely desirable 5 bed former farmhouse comes with adjoining traditionally constructed former farm buildings, attractive well-presented gardens and adjoining paddock extending in total to approximately 1.90 acres (0.769 hectares).

With additional agricultural land also available if so desired.

Pooley Bridge 3 miles – M6 Junction 40 Penrith 3 miles
(all distances are approximate)

The What3Words location of Broad Ing is [///proven.genius.rang](https://www.what3words.com/#!/proven-genius-rang)

FOR SALE BY PRIVATE TREATY

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction / Location:

Broad Ing is situated on the western flanks of the popular village of Tirril, less than 1 mile from the boundary of the Lake District National Park with Pooley Bridge 3 miles to the west and the Market Town of Penrith 3 miles due northeast.

The locality provides easy access to Ullswater, one of England's most picturesque lakes which is ideal for boating, paddleboarding, swimming and scenic walks.

The village of Tirril is a sought-after rural village and offers a quiet friendly community with quick access to the M6, A66 and West Coast Main Line railway station. It is home to a popular traditional pub, fuel station/garage, village hall with many homes enjoying countryside or fell views.

Having easy access to some of Cumbria's finest outdoor attractions, the village is one of the area's most desirable locations.

Directions:

Please refer to the attached sale plan. The postcode if using satnav is CA10 2LL, but please be aware that not all satnavs will identify the correct property and as such we advise any potential purchasers who wish to visit the property to use the What3words location which is: [///proved.genius.rang](#)

Viewing

Viewing of Broad Ing is to be strictly by appointment with the Sole Agents, Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597.

Email: office@ianritchielandagents.co.uk.

Method of Sale

The property will be offered for sale by private treaty as a whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd. **The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.** The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

Summary of Property

Broad Ing - Guide Price - £750,000

Consisting of a 5 bedroomed former farmhouse, a range of traditional buildings, gardens and adjoining paddock extending in total to 1.90 acres (0.769 ha) or thereabouts.

Additional Agricultural Land Available

Additional Agricultural Land may be made available if so desired.



Former Farmhouse, buildings and land

The former 5 bedroomed farmhouse is stone constructed, rendered under a slate roof with foam insulation fitted and provides accommodation on three floors as follows:

Ground Floor

Front UPVC Door to Hallway

6.55m x 1.79m.

Sitting Room

7.97m x 4.26m max. A spacious dual aspect room with woodburning stove set in a sandstone surround on granite plinth.

Dining Room

3.77m max x 4.22m with open fire.

Kitchen

4.00m max x 3.63m. Oil fired AGA with double oven and hotplates. Fully fitted kitchen. Integrated fridge. 1½ stainless steel sink unit with mixer tap and single drainer. Part tiled walls.

Rear Hallway

2.16m x 1.55m with access to rear elevation of house.

Downstairs WC

1.19m x 1.97m with wash handbasin and part tiled walls.

Utility Room/Back Kitchen

3.63m x 2.41m. Electric cooker. Plumbed for washing machine. Part tiled walls. Oil fired central heating boiler.

Adjoining Single Car Garage

5.20m max x 4.16m max housing central heating oil storage tank. Fibre glass up and over garage door.

Cold Store/Pantry

4.91m x 2.96m. Accessed from main kitchen. Sandstone flagged floor. Double level sandstone stone sconces. Original ceiling hooks.

Dining Room



Kitchen



Kitchen



First Floor

Accessed from the main hallway the first floor provides accommodation as follows:

Bedroom 1

Large Double Room. 6.20m max x 4.33m max with feature cast iron fireplace.

Bedroom 2

Double Room. 3.73m x 4.43m.

Bedroom 3

Single Room. 3.57m x 2.92m with light oak fitted wardrobe and matching fitted bedside units.

WC and Wash Handbasin

1.76m x 1.05m

Bathroom

2.56m x 3.05m with bath, wash handbasin, Corner shower with Mira electric shower unit, heated towel rail and airing cupboard with hot water cylinder and electric immersion heater.

Second Floor

Accessed from the landing on the first floor the second floor consists of:

Bedroom 4

Double Room. 4.60m x 3.68m max. Fitted cupboards with wooden louvered doors. Access into additional storage area in crawl space.

Boxroom

Shower and WC

Bedroom 5

2.98m x 3.67m.

Bathroom



Bedroom 2



Second Floor - Bedroom 4



Outside

To the outside of the house are extensive gardens with lawns, herbaceous borders, feature sundial and tarmac driveway with cattle grid to public highway together with a small stone-built building which was formerly an outside WC but is now used as a garden shed. To the side and rear of the house is a concrete yard providing ample parking for vehicles.

Services

The property benefits from a mains water supply and mains electricity. The telephone is fitted subject to British Telecommunications Regulations. The house is fitted with oil fired central heating and UPVC double glazed units. Drainage is to septic tank but please note that no formal investigation has been carried out as to the operation of the septic tank. This may not meet current General Binding Rules 2020 and the property is being sold on this basis.

Council Tax

We understand that Westmorland and Furness Council (Eden) has scheduled the property as lying within Band F.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	21 F	
1-20	G		

Traditional Building

The building is of traditional stone construction and is joined to the house. As such it may be possible, subject to obtaining any necessary planning permissions or consents, to extend the accommodation from the house into the building.

The building is L-shaped and comprises of:

- Former Haybarn – Part lofted. Now used as log shed.
- Former 12 stall byre now used as general purpose storage. Lofted.
- Stable now used as workshop. Lofted.
- Stable now used as general storage with original stone cobble flooring. Lofted.
- Exterior stone steps to lofted area.

Traditional Building



Traditional Building



Land

Broad Ing to include the house, garden, driveway, yard and building is offered together with an adjoining paddock with the whole property extending in total to 1.90 acres (0.769 hectares) or thereabouts. The paddock is currently sown down to permanent grass and is accessed from the main yard. It is suitable for the grazing of livestock and could also be used as a horse turnout paddock. The fenceline marked A-B on the sale plan has yet to be erected but will be installed by the vendor in due course.

Additional agricultural land which joins the property may be available to purchase if so desired.

General Remarks

Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion:

The purchaser will be required to pay a 10% deposit of the purchase price on exchange of contracts. Vacant possession will be given on completion.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Boundary Maintenance

The maintenance liability for the property is shown in the usual manner with inward facing "T" marks denoting liability. Where no "T" marks exist, the responsibilities are not known.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as selling agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Further Photographs and Drone Footage

Additional photographs and video footage of the property can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk. From the Home page, select 'Property for Sale' and then click on the text saying 'Broad Ing' which is located next to the photograph of the house. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

Image Capture Dates

All of the photographs and video footage were taken during July 2026.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. The vendors reserve the right to sell the property without notice.

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors:



Cartmell Shepherds Solicitors
Montgomery Way
Rosehill Industrial Estate
Carlisle
CA1 2RW
Tel: 01228 514077
Email: enquiries@cartmells.co.uk

Sole Agents



Ian Ritchie Land Agents Ltd
Shannondale
Newbiggin
Penrith
Cumbria
CA11 0HT
Tel: 07885 813 686 Office: 07719 470 597
Email: ian@ianritchielandagents.co.uk

Particulars prepared: July 2026
Photos taken July 2026
Drone footage taken July 2026

Sale Plan

