

High Fell House, Alston



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4,509 sq ft 419 sq m) | Freehold
6 reception rooms | 6 bedrooms
5 bathrooms | 2.14 acres

Guide price £1,100,000

An exceptional period residence occupying an elevated position with breathtaking panoramic views, combining historic character with refined contemporary living in a tranquil Cumbrian setting.

High Fell House is a large, fully restored period property set on a peaceful stretch of countryside just outside Alston. The house offers almost 5,000 sq ft of living space and keeps its historic feel through exposed stone walls, solid timber beams and original fireplaces, while the interiors have been finished to a high modern standard and presented with a coordinating palette of very well considered Farrow & Ball colours.

On the ground floor there is a range of reception rooms that work equally well for formal entertaining and everyday family life. The elegant drawing room has a striking stone fireplace with a multi-fuel stove and the separate reading room has an equally eye-catching fireplace. The formal dining room retains its exposed beams and creates a warm setting for dinner parties. At the heart of the home is a spacious kitchen and breakfast room equipped with a traditional Aga, bespoke wooden cabinets and premium integrated appliances. Large French-style doors open the kitchen onto a south facing terrace and, linked to the kitchen is a light-filled garden room that looks out over the surrounding hills. A practical utility room, a dual-aspect family room, a den, a shower room, a coat room and a welcoming porch complete the ground-floor layout.

The first floor provides six well-sized bedrooms. The dual aspect principal bedroom is generous and includes its own en-suite bathroom. Two additional bedrooms also enjoy private en-suite facilities, while the remaining rooms share a family shower room. Throughout the upper level, exposed stone walls and timbers continue the home's distinctive period character.

Access to the property is via a private driveway that provides ample parking and leads to a detached garage - Planning permission was granted in March 2024 for the construction of a new three bay, two storey detached garage and alterations to the existing garage to allow for the construction of stand-alone accommodation with a private garden. (Application No: 2024/0143/FPA).

The grounds are extensive and include well-kept lawns, colourful planted borders and spacious stone-flagged and gravelled terraces, ideal for outdoor relaxing, dining and entertaining. A useful outbuilding range—store, greenhouse and shed—adds flexibility for hobbies or extra storage. In all the property sits in 2.14 acres. The house's elevated position offers uninterrupted and panoramic views across the North Pennines, giving a sense of openness while still feeling private.

High Fell House combines the charm of a historic country residence with the comfort and convenience of modern living. It is a rare opportunity for a discerning buyer who wants a luxury home that offers space, character and stunning countryside scenery, all within easy reach of the amenities of Alston and the surrounding region.

Location

High Fell House enjoys an idyllic setting on the edge of the historic market town of Alston, within the spectacular North Pennines National Landscape. England's highest market town, Alston provides a wide range of everyday amenities including independent shops, cafés, traditional inns, two mini-supermarket, medical facilities, and both primary and secondary schools, together with the popular South Tynedale Railway heritage line.

The larger centres of Penrith, Hexham, Carlisle and Appleby in Westmorland are all within comfortable striking distance, offering extensive shopping, leisure and cultural facilities. The area is well served by respected schools, with independent options including Austin Friars in Carlisle and Mowden Hall School near Stocksfield, while highly regarded grammar schools include Queen Elizabeth Grammar School in Penrith, Queen Elizabeth High School in Hexham, and Appleby Grammar School.

Road communications are excellent via the A686, one of northern England's most scenic routes, linking to the A69 for Newcastle and Carlisle and the M6 at Penrith. Mainline rail services are available from Penrith North Lakes on the West Coast Main Line, with direct connections to London, Glasgow and Edinburgh, while nearby Haltwhistle provides regular services on the Tyne Valley Line between Carlisle and Newcastle.

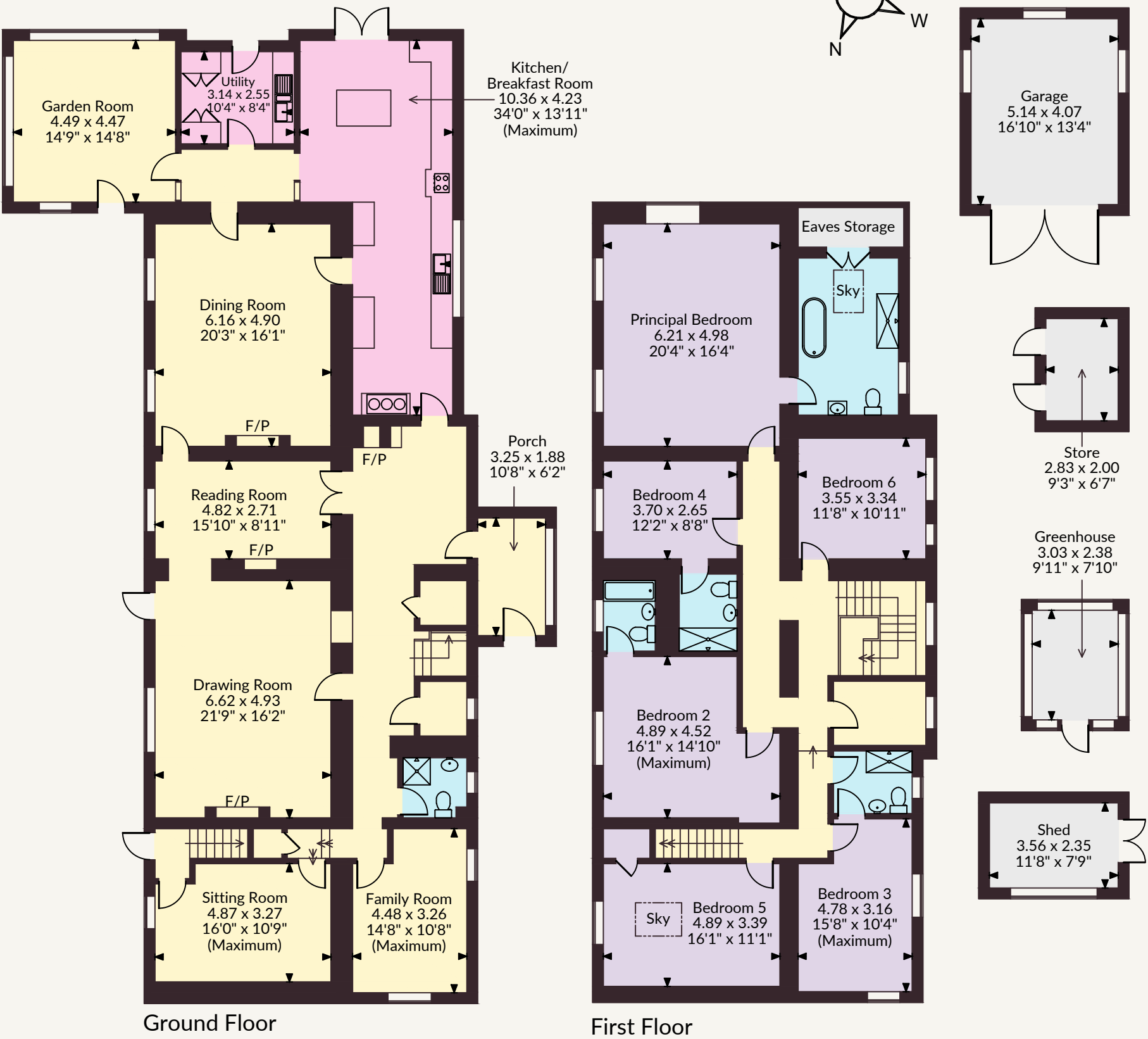
Postcode region: CA9

General

Local Authority: Westmorland & Furness
Services: Mains electricity and water. Private drainage. Oil central heating & hot water.
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



High Fell House, Alston, Cumbria
Main House internal area 4,509 sq ft (419 sq m)
Garage internal area 225 sq ft (21 sq m)
Outbuildings internal area 229 sq ft (21 sq m)
Total internal area 4,963 sq ft (461 sq m)



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North East

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North East Office Bio

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