

HIGHHEAD CASTLE

CARLISLE, NORTHERN CUMBRIA, CA4 0PN



A Grand Palladian Mansion Comprising a
Shell of a Four-Storey Mid 18th Century Country House Listed Grade II*
Tudor West Wing Listed Grade II*
Servants Wing with Gardens Listed Grade II

LOCATION

Highhead Castle is situated in a quiet and unique position in rural North Cumbria above the river Ive. The city of Carlisle is 8 miles to the north, the market town of Penrith 14 miles to the south and the start of the UNESCO World Heritage site of the Lake District National Park is 7 miles to the west.

The nearest village of Ivegill is home to an outstanding Nursery and Primary School (Ofsted Inspection 2012). Penrith and Carlisle both have regular rail links to the north, south and east of the country and the M6 Motorway is only 10 minutes away. The nearest airport is Carlisle with links to London and Ireland with Newcastle, Manchester and Glasgow airports all in under 2 hours.

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Aerial view of Highhead Castle



Highhead sits at the top of a 100ft gorge above the River Ive and boasts fabulous views of the river below and far reaching views of the lakes. The property comprises a four-storey mid 18th century country house (The Classical House), a Tudor West Wing which dates from 1542 and abuts a medieval tower, which are the remains of an earlier medieval castle dating back to 1272, and a servant's wing added in 1903.

The first known occupants of the house were the Richmond family who bought and extended the house in the 16th century. The Classical House was built for the Brougham family between 1744-9, from the same red Lazonby sandstone as the gorge below it, and is thought to have been designed by renowned Architect James Gibbs. Highhead Castle is nationally significant and in it's heyday was a fine Palladian House described by Pevsner as "The finest C18 house in the region".

The medieval castle was granted a licence to crenellate (or licence to fortify) in 1342. The Classical House, northern garden wall and Tudor West Wing are all separately listed Grade II* and the servants wing and piers to the end of the drive are both listed Grade II.

The Classical House and Tudor Wing were both gutted by a fire in 1956. With support from Historic England

and Country Houses Foundation, emergency stabilisation works have been completed and an options appraisal has been produced to help secure a viable and sustainable long-term use. Highhead Castle is on English Heritage Buildings at Risk Register, classified "A", being the highest priority. A unique opportunity exists to carry on with the good work that has already commenced in the preservation of Highhead Castle.

CLASSICAL HOUSE

The Classical House had extensive de-vegetation, stabilization and partial restoration as well as new ring beams installed in 2013 and 2014. Aid was provided by English Heritage and the Georgian Group. The property is under severe strain and as such is supported by extensive internal scaffolding. The scaffolding will be included as part of the sale.

THE TUDOR WEST WING

In 2016 the Tudor Wing roof was repaired with full support from English Heritage and Country Houses Foundation. In addition timber beams and lintels were reinstated and unstable masonry as well as the tops of walls consolidated. A new structural ring beam was installed at high level. The lead parapet walkway was entirely reinstated in 2017.

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THE SERVANT WING

The Servants Wing is habitable and has the following accommodation:

- **Kitchen**, with tiled floor, fitted kitchen units, electric oven and double drainer sink, storage heater, under stair storage, window to the rear garden
- **Living Room**, with multi-fuel wood burning stove (pre Heatas regulations) that heats the water and upstairs radiators, concrete screed floor, access to the front garden, storage heaters, window to the rear garden
- **Utility Room**, with access to the rear garden and front garden and leads to the kitchen, sandstone flagged floors, multi-fuel wood burning stove
- **Staircase and Hallway** with storage heater and carpeted floor
- **Bedroom 1**, double bedroom with radiator, carpeted floor, Victorian style fire with cast-iron surround, window to the rear
- **Bedroom 2**, double room with radiator, carpeted floor, Victorian style fire place with cast-iron surround, window to the rear
- **Bathroom**, with bath, WC and single sink, radiator, window to rear and airing cupboard with ample storage
- **Outdoor WC** access from the rear garden with sink and tiled floor





Walled Garden



SERVICES

The Servants Wing has mains electricity and water. Shared septic tank. Electric storage heaters. Multi-fuel wood burning stove heats water and radiators with an immersion heater. Telephone line and broadband connection installed subject to BT regulations. Television reception is poor so satellite connection is currently used.

ACCESS AND GROUNDS

The Castle grounds extend to about 18 acres and includes: A private oak lined drive, leading from the main sandstone gate piers and approaches the castle for 0.6 of a mile from the north. The drive opens to the front of the castle into a large lawned area lined with mature lime trees. Two sandstone gate posts and wall lead you through the formal Italianate garden to the front of the castle, where wide sweeping steps lead you up to the front entrance. Below these steps is access to the cellar which is split into a central corridor with nine rooms. The Tudor Wing can be accessed from this corridor. The Italianate garden leads round to

the south of the castle where a fine terrace enjoys breath-taking views of the River Ive.

To the east of the castle there is a walled garden which is accessed through a gate in the north eastern corner of the north lawn. Within the walled garden there are five terraces leading down to the river, the top two terraces are in use and include mature fruit trees and the other three have become woodland.

From the north lawn the drive passes to the west of the castle and leads to another lawned area and parking with access to the Tudor Medieval and Servant Wings.

To the south of the River Ive the grounds extend to woodland beyond. The woodland was once part of the large Royal Forest of Inglewood which was the most important Royal Forest in England. The woodland is mature and contain a mixture of deciduous varieties and is thought to have been planted pre Second World War.



Cellar



River Ive





HIGHHEAD CASTLE

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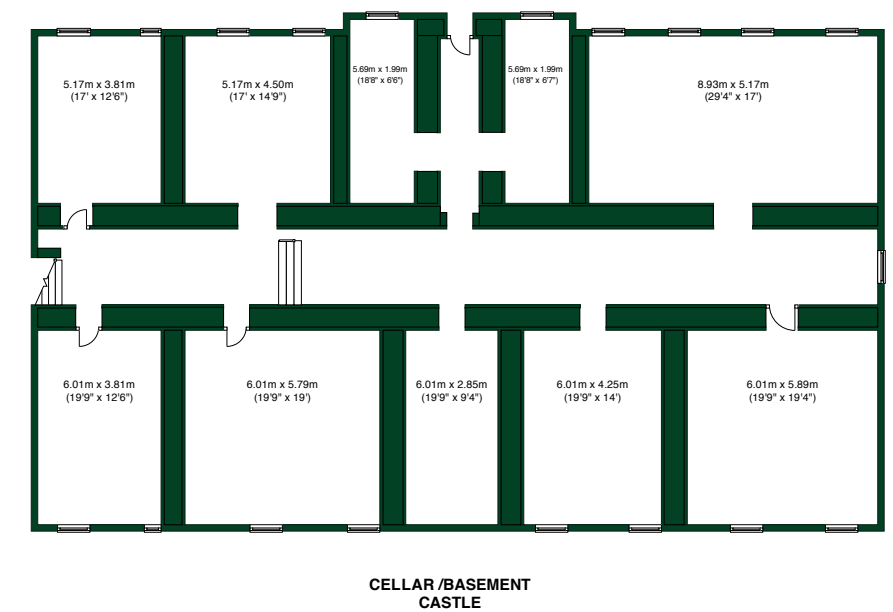
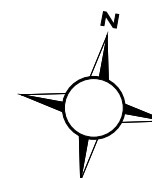
GROUND FLOOR CASTLE
25.97m (85'2") x 15.11m (49'7") excl door

GROUND FLOOR SERVANTS WING
SITTING ROOM: 6.34m (20'10") max x 4.30m (14'1") max
KITCHEN: 4.34m x 3.79m (14'3" x 12'5")
STORE: 5.92m x 5.05m (19'5" x 16'7")

FIRST FLOOR SERVANTS WING
BEDROOM: 3.41m (11'2") max x 3.14m (10'4") max
BEDROOM: 3.57m (11'8") max x 3.41m (11'2") max

TUDOR WING
6.19m x 5.76m (20'4" x 18'11")

Store
5.74m (18'10") max x 3.43m (11'3") max



HEALTH AND SAFETY WARNING

Due to the condition of the property, access is prohibited to the Classical House.

GRANT CONDITIONS

3 Grants have been received in the last ten years, 2012, 2013 and 2016. Grant conditions will be passed on to the new owner and each elapses within 10 years. Copies of these conditions can be supplied on request.

DIRECTIONS

Leave the M6 at Junction 42 and head to Durdar/Dalston along Newbiggin Road. Once at Durdar take the left at the cross roads and head along Durdar Road for approximately 3.2 miles, take the road for High Bridge Stockdale Wath and Sowerby Row. Once at the end of this road take the left road and then immediately right down to High Bridge and Stockdale Wath. After approximately 300 meters take the turning left down to High Head. This road is a dead end and will turn into the private road once at the two sandstone pillars.

RECENT WORKS AND PUBLICATIONS

(Family to consent and supply on request)

Historic England:

<https://www.historicengland.org.uk/sitesearch> (High Head Castle)

An Options Appraisal compiled by Historic England

Architectural drawings of repair works completed

A time line of events prepared in 2016 for Country Houses Foundation

Kathryn Sather and Associates : Heritage Conservation Consultants
A Conservation Statement Prepared in May 2007

Askins and Little : Historic Property Restoration
<http://www.askins-little.co.uk/projects/larger-works/High-Head-Castle-Ivegill/2.html>

VIEWING

Strictly by appointment with Savills and PFK



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PFK LAND AGENCY

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