

PEK

High Lodore Farm, Borrowdale, Keswick, Cumbria CA12 5UY

Offers in Region of: £1,000,000



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## *LOCATION*

Conveniently located only 4 miles south of Keswick and benefitting from comprehensive accommodation on both ground and first floors. In addition to the delights of the surrounding breathtaking Lakeland scenery, excellent dining venues are available at the neighbouring Borrowdale Hotel, Lodore Falls Hotel and Spa and Leathes Head Hotel.

## *PROPERTY DESCRIPTION*

An exceptionally rare opportunity to acquire an outstanding Grade II Listed, traditional stone built Lakeland farmhouse and barn. The property enjoys a stunning setting within Borrowdale with spectacular views to Derwentwater and majestic surrounding fells including Maiden Moor, Cat Bells, Castle Crag, Shepherds Crag and Combe Fell.

Conveniently located only 4 miles south of Keswick and benefitting from comprehensive accommodation on both ground and first floors. Sitting in a plot that extends to 0.775 acres (0.314 hectares).

Equally suitable as a primary home, second home or for lucrative holiday lettings, the generous accommodation includes 5 bedrooms, 2 bathrooms, kitchen and 2 large reception rooms. Part of the main barn has in the past been utilised as a tea room and could be re-opened.

Externally, there is plentiful on site parking and garden areas including the famous High Lodore Yew Tree.

Attached to the house is a substantial bank barn offering extensive storage accommodation at both ground and first floor levels. This building has huge potential for conversion to a number of uses subject to planning approval.

Viewing is highly recommended.

## *ACCOMMODATION*

### *Ground Floor*

Slate stone portico dated 1775.

### *Entrance Hallway*

1.21m x 5.66m (4' 0" x 18' 7") Accessed via wooden door, slate flag floor, understairs cupboard, stairs to first floor and radiator.

### *Living Room*

3.86m x 3.90m (12' 8" x 12' 10") With tiled feature fireplace, radiator, timber ceiling beam and single glazed window to front aspect.

### *Sitting Room*

2.75m x 5.27m (9' 0" x 17' 3") Feature tiled fireplace, radiator, 2 x timber ceiling beams, single glazed timber window to front aspect.

### *WC*

1.15m x 1.73m (3' 9" x 5' 8") Window to rear aspect, WC and wash hand basin.

### *Kitchen*

3.78m x 3.69m (12' 5" x 12' 1") Incorporating oil fired, triple oven Aga, roof light, double glazed window to side aspect and a built in storage cupboard.

### *Rear Kitchen*

4.63m x 2.27m (15' 2" x 7' 5") Incorporating worktops and a range of under-cupboards, stainless steel sink, roof light, two windows to side aspect and door to the rear.

### *Pantry*

3.57m x 3.68m (11' 9" x 12' 1") Stone flagged floor with slate sconces and stairs leading to lofted attic store above.

### *Inner Hallway*

1.77m x 1.15m (5' 10" x 3' 9") Slate flag floor and door to rear.

### *Study*

1.83m x 4.29m (6' 0" x 14' 1") With single glazed window, radiator and timber boarded ceiling.

### *Sitting Room 2*

4.06m x 5.07m (13' 4" x 16' 8") With external door to front, steps to first floor, timber beams to ceiling, radiator and steps up to:-

### *Bathroom*

1.98m x 1.63m (6' 6" x 5' 4") Incorporating bath with shower over, W.C. and wash-hand basin and a radiator.

## *FIRST FLOOR*

### *Landing*

3.79m x 1.26m (12' 5" x 4' 2") With attic store room, airing cupboard and feature timber stud wall.

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### ***Bedroom 1***

3.20m x 4.84m (10' 6" x 15' 11") With wash-hand basin, radiator, single glazed window to front aspect and timber ceiling beam.

### ***Bedroom 2***

3.03m x 4.19m (9' 11" x 13' 9") Radiator, wash-hand basin and single glazed window to front aspect.

### ***Bedroom 3***

3.44m x 4.13m (11' 3" x 13' 7") Wash-hand basin, radiator, single glazed window to front aspect and timber ceiling beam.

### ***Bathroom***

3.24m x 1.95m (10' 8" x 6' 5") Incorporating bath, wash-hand basin, single glazed window to rear aspect, radiator and part ceramic tiles to wall finishes. Timber beam to ceiling.

Small flight of steps to shower room incorporating shower cubicle and radiator.

### ***Boiler Room***

3.82m x 2.59m (12' 6" x 8' 6") Incorporating oil fired boiler and pressurised hot water cylinder.

### ***Inner Hallway***

3.81m x 1.15m (12' 6" x 3' 9") Single glazed window to rear aspect.

### ***Bedroom 4***

1.96m x 4.31m (6' 5" x 14' 2") With radiator and single glazed window to front aspect.

### ***Bedroom 5***

3.67m x 4.05m (12' 0" x 13' 3") Incorporating feature fireplace, single glazed window to front aspect and radiator.

### ***Second Landing***

1.98m x 3.39m (6' 6" x 11' 1") With slate stone steps leading to ground floor.

### ***ATTACHED BANK BARN***

#### ***Kitchen***

2.95m x 3.27m (9' 8" x 10' 9") Incorporating worktops, stainless steel sink, shelving along with a slate counter and single glazed window to front aspect.

#### ***Dining Area***

2.94m x 6.23m (9' 8" x 20' 5") Incorporating radiator and timber beams to ceilings.

#### ***Inner Hallway***

2.97m x 0.89m (9' 9" x 2' 11") Exterior door to rear, wash-hand basin and radiator.

#### ***WC***

0.89m x 1.70m (2' 11" x 5' 7") WC and single glazed window to rear aspect.

### ***BARN***

#### ***Lower Byre 1***

1.73m x 6.48m (5' 8" x 21' 3") With separate timber partitioned storage room, cobbled floor and front and rear door access.

#### ***Byre 2***

3.71m x 6.56m (12' 2" x 21' 6") With front door access only.

### ***Byre 3***

2.82m x 6.91m (9' 3" x 22' 8") With front and back door access, 12 former cattle stalls.

### ***FIRST FLOOR***

#### ***Main Barn***

13.97m x 6.71m (45' 10" x 22' 0") Accessed over slate flagged bridge with access to boiler room.

#### ***Barn 2***

7.42m x 7.03m (24' 4" x 23' 1") With pedestrian access from the rear.

### ***EXTERNALLY***

#### ***Parking and Gardens***

A large gated driveway leads directly to the front of the property with grassed lawn area beyond and slated chippings to forecourt of the farmhouse and includes the famous High Lodore Yew Tree. There is a substantial garden area located to the left hand side of the main accommodation. To the rear of the property is a timber framed shed, oil tank and pedestrian access onto Shepherds Cragg. At lower ground level there is a lean-to structure incorporating two outhouse stores.

### ***ADDITIONAL INFORMATION***

#### ***Tenure, EPC and Council Tax***

The tenure is freehold.  
EPC rating is E for the farmhouse.

Rateable Value:  
High Lodore Tearoom - £3,100  
Holiday Let - £3,350  
Farmhouse - Council tax band E

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## *Septic Tank*

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

## *Referral & Other Payments*

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## *SALE DETAILS*

Mains electricity and water; septic tank drainage; oil-fired central heating; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Keswick office, 017687 74546.

Directions: Entering into Keswick town centre from High Hill proceed onto Main Street and turn right at the mini-roundabout opposite the Co-operative food store and then bear left onto Heads Road. Continue across the mini-roundabout onto the B5289 towards Borrowdale and past the Lodore Falls Hotel and Spa. High Lodore Farmhouse and Barn is the next property located on the left hand side immediately before the Borrowdale Hotel.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**PFK**

Approximate total area<sup>(1)</sup>  
5915.85 ft<sup>2</sup>  
549.6 m<sup>2</sup>

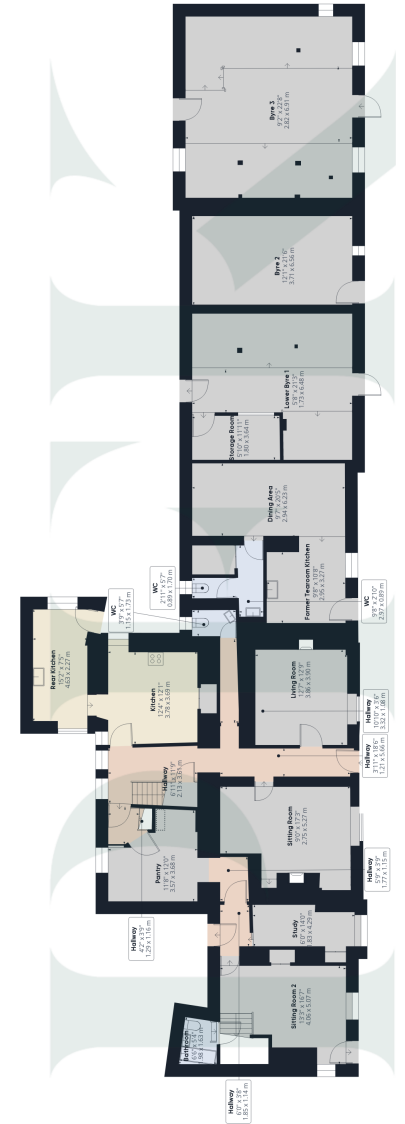
Reduced headroom  
83.31 ft<sup>2</sup>  
7.74 m<sup>2</sup>

(1) Excluding balconies and terraces

£: Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more detailed information please refer to the floor plan or for illustrative purposes only.

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Floor 0 Building 1



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