

**PK** Birkby Lodge, Birkby, Crosby, Cumbria CA15 6RN  
Price Guide: £825,000





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## LOCATION

Crosby is located on the main A596 Workington to Carlisle road offering easy access, by road or rail, to local employment centres and to the western Lake District. The village provides a highly rated primary school and local village pub with views across the Solway. To the east there are views of the nearby Lakeland fells.

## PROPERTY DESCRIPTION

Nestled within its own private grounds, surrounded by the picturesque Cumbrian countryside, Birkby Lodge is an impressive, Grade II Listed, Regency country house offering spacious accommodation, rich in period charm, and set amidst expansive grounds.

Upon arrival, the handsome exterior, featuring a striking Ionic portico, invites you into a series of generously proportioned living areas, typical of the era, boasting high ceilings and flooded with natural light. Inside, you'll discover a beautiful drawing room adorned with ornate cornicing and dual aspects, a cosy sitting room with elegant bookcases, a substantial dining room perfect for hosting large gatherings, and a modern kitchen complete with an Aga stove. Additional conveniences on this level include a WC/cloakroom, utility room, and access to the cellars.

Ascending the grand staircase, a half landing with substantial picture window overlooking the orchard, leads you to the first-floor landing, granting access to four double bedrooms - including the principal room with en-suite shower room and views over the formal gardens, along with a shower room and bathroom.

The cellars span the full footprint of the property, divided into four rooms, one of which currently serves as a home office, offering potential for additional entertaining spaces, a cinema room, wine cellar, or workshop areas, subject to personal preferences.

## Main Description Continued .....

Externally, the property sits within over three acres (1.21 ha) of meticulously landscaped gardens, accessed via a private driveway and leading to ample off-road parking. Formal lawns merge with colourful flower beds and mature woodland to the front and side, while the rear features an orchard with assorted fruit trees, a double garage, workshop/stable, potting shed, walled, formal lawned garden, and vegetable plot.

Adjacent to the property are two substantial grazing fields, of approx. 3 acres (1.21 ha) each, ideal for a small equestrian set-up or hobby farming.

Birkby Lodge epitomises the Regency era architecture, boasting charming details and ample space; without doubt a standout residence within the area.

## ACCOMMODATION

### Entrance Porch

Accessed via double, wooden, entrance doors. Decorative coving, pendant lighting and further, glazed wooden doors with lead lighting and side panels leading into:-

### Hallway

A substantial hallway with high ceilings, decorative coving, mouldings and architraves, ceiling rose, pendant style lighting and feature archway providing access to staircase and first floor accommodation.

### Lounge

5.51m x 4.51m (18' 1" x 14' 10") High ceilinged, dual aspect, light and airy, reception room with sliding sash windows, original wooden shutters, decorative plaster mouldings, picture rail, ceiling rose, chandelier style lighting, and feature, recessed marble fireplace with carved wooden surround.

### Sitting Room

4.22m x 4.21m (13' 10" x 13' 10") to bookshelves. High ceilinged, light and airy, front aspect, second reception room with decorative coving and mouldings, ceiling rose, pendant style lighting, picture rail, wooden window shutters, twin built in bookcases, point for wall mounted TV and recessed marble fireplace with carved wooden surround.

### Dining Room

5.62m x 4.55m (18' 5" x 14' 11") Dual aspect room with high ceiling, decorative coving and mouldings, ceiling rose with chandelier style lighting, picture rail, wooden window shutters and window seating, and feature fireplace. Dining space for up to fourteen people comfortably. Open plan access into:-

### Dining Kitchen

3.70m x 4.75m (12' 2" x 15' 7") Rear aspect room with high ceiling, decorative coving and picture rail. Fitted with a range of base and wall units in a contemporary country finish with complementary Corian polished granite counter tops and upstands, and stainless steel sink/drainage unit with mixer tap. Spot lighting, feature Aga with twin hotplates and two ovens, wine rack, space for large, freestanding fridge freezer, wall mounted shelving and space for four to six person dining table. Door to utility room and further wooden door providing access to a stone staircase leading to the cellar rooms.

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### *Side Hallway*

With wooden door giving access to the side of the property.

### *Utility Room*

1.99m x 2.72m (6' 6" x 8' 11") Side aspect room fitted with base units, granite effect counter top and stainless steel sink/drainage unit with mixer tap. Space/power/plumbing for under counter washing machine and tumble dryer.

### *Cloakroom/WC*

Fitted with WC and wash hand basin.

### *Cellars*

Accessed via stairs from the kitchen.

A main corridor with lighting and power give access to four cellar rooms. The hot water cylinder and boiler are in situ in this corridor.

Office 4.26m x 4.23m (14' 0" x 13' 11") Front aspect room (currently utilised as an office) with power, lighting, exposed beams and brickwork, wall mounted shelving and point for wall mounted TV.

Storage Room/Workshop 4.53m x 5.63m (14' 10" x 18' 6") Front aspect room with power and lighting.

Boot Room 4.26m x 7.27m (14' 0" x 23' 10") With power, lighting, twin Belfast sink, rear aspect window and side aspect wooden door.

Billiards Room 5.64m x 4.22m (18' 6" x 13' 10") Rear aspect room with power, lighting, window, feature fireplace and sandstone sconces.

## **FIRST FLOOR**

### *Half Landing*

With substantial, sliding sash window with original, wooden window shutters, overlooking the garden.

### *Main Landing*

With decorative coving, archway and wooden internal doors with feature architraves. This landing provides direct access to the Principal Bedroom and En suite and to Bedroom 2. A further door gives access to an inner corridor which leads to Bedrooms 3 and 4, and to the Family Shower Room and Family Bathroom.

### *Principal Bedroom*

5.62m x 4.13m (18' 5" x 13' 7") Beautiful, light and airy, high ceilinged, principal bedroom with views over the garden. Decorative coving, pendant and wall mounted lighting, wooden window shutters, built in wardrobes and feature fireplace. Door to:-

### *En Suite Shower Room*

3.26m x 2.37m (10' 8" x 7' 9") Three piece shower room comprising large, walk-in shower cubicle fitted with mains plumbed shower, WC and wash hand basin. Spot lighting, wooden window shutters, tiled splash backs and tiled floor.

### *Bedroom 2*

5.66m x 4.42m (18' 7" x 14' 6") Generous, light and airy, dual aspect, double bedroom with views toward the Solway coast and beyond to Scotland. Decorative coving, pendant and wall mounted lighting, wooden window shutters and window seat, picture rail, feature fireplace and built in wardrobes and storage shelving.

### *Inner Landing/Corridor*

Providing access to Bedrooms 3 and 4 and to the Family shower Room and Bathroom. With high ceiling, decorative coving and built in storage cupboard.

### *Bedroom 3*

4.37m x 3.59m (14' 4" x 11' 9") Rear aspect, light and airy, double bedroom with high ceiling, decorative coving, wooden window shutters, picture rail, wash hand basin and feature cast iron fireplace with tiled hearth and wooden surround.

### *Bedroom 4*

4.26m x 3.48m (14' 0" x 11' 5") Front aspect, light and airy, double bedroom with high ceiling, decorative coving, wooden window shutters, picture rail, wash hand basin and feature cast iron fireplace with wooden surround.

### *Family Shower Room*

2.05m x 3.25m (6' 9" x 10' 8") Comprising three piece suite with walk-in shower cubicle fitted with mains plumbed shower, WC and wash hand basin. Spot lighting, tiled splash backs and tiled floor.

### *Family Bathroom*

2.0m x 3.31m (6' 7" x 10' 10") Side aspect bathroom fitted with three piece suite comprising bath, WC and wash hand basin. Tiled splash back, heated towel rail and tiled floor.

## ***EXTERNALLY***

### ***Private Driveway & Parking***

The property is approached via a private, gravelled driveway leading to the front of the property, with substantial parking areas available to both the front and side of the house.

### ***Gardens***

The garden grounds are extensive and completely encompass the house incorporating vast areas of lawn with gravelled walkways, a summerhouse and well stocked with a wide variety of mature trees, shrubs, perennials, rose bushes ... and even palm trees! An orchard at the rear provides a good selection of fruit trees and a walled, lawned garden at the side - which borders an adjacent parcel of land owned by the property, also combines a vegetable plot and greenhouse.

### ***Garages/Stable Block***

A block of outbuildings is situated within the grounds and includes: -

Double Garage

With up and over doors, power and lighting.

Stable

Providing two bays.

Additional Garage/Wood Store

With up and over door.

Potting Shed/Greenhouse

### ***Land***

Two pasture fields, which adjoin the garden grounds, are included in the sale, measuring approx. 3.0 acres (1.21 ha) each.

## ***ADDITIONAL INFORMATION***

### ***Tenure***

Freehold.

## ***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***

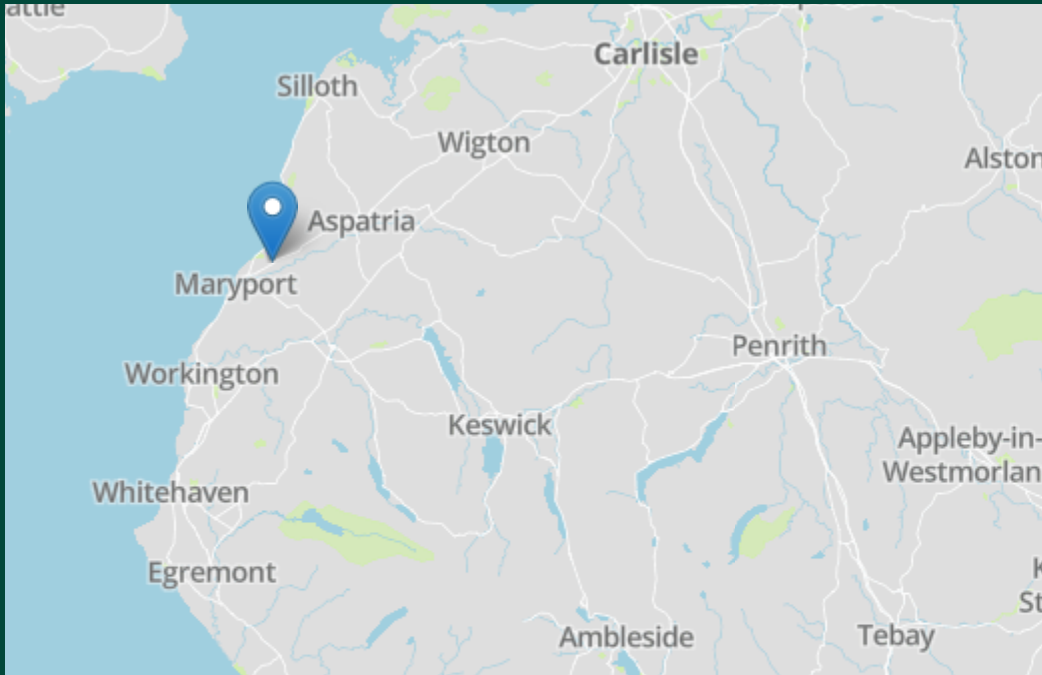
Mains electricity, water & drainage; oil central heating; single glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working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

Viewing: Through our Cockermonth office, 01900 826205.

Directions: From Maryport take the A596 towards Carlisle. Before entering Crosby, the entrance to the driveway of Birkby Lodge is located on the left.

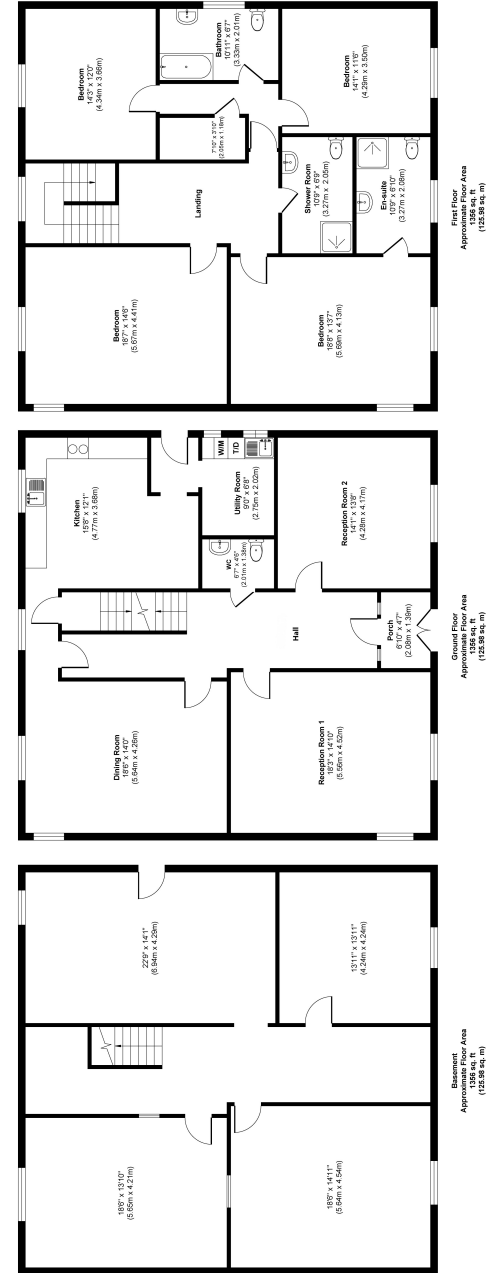






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	47	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Birkby Lodge



Approx. Gross Internal Floor Area 4068 sq. ft. / 377.94 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.