



Lackerton Barn Complex

Lamplugh | Western Lake District | CA14 4SA



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Guide Price £1,000,000

Summary

Set in a peaceful rural position on the western edge of the Lake District National Park, we are delighted to offer this characterful home and lifestyle business which presents a rare opportunity and is one not to be missed. The property complex includes a three bedroom barn conversion which is used as the main residence benefiting from two en-suites and a stunning first floor kitchen/dining room & living room with large shared balcony, two adjoining barn conversions, a two and a three bedroom property, both used for long letting, two large detached 5* rated holiday lodges, a three and a two bedroom unit, each with its own hot tub, private garden and sauna, plus a large garage complex including a quadruple garage, two further separate garages, a triple car garage and a machine room/workshop - perfect for a car collector/restorer, with an office suite to the first floor in case you want to run a business from home. Lastly the property includes around four acres of agricultural land. There is so much potential with this unique site and with such a great existing business, it offers the chance to relocate to somewhere picturesque and special without worrying about the potential for local employment.

EPC ratings: Lackerton Barn band C
The Stables band D
Boadle Cottage band E





Lackerton Barn

Lackerton Barn

GROUND FLOOR

Entrance Hall: A front door leads into a generous hallway with doors to rooms, window to rear, under stairs cupboard and stairs to first floor living accommodation.

Bedroom 1: Double glazed window to front, radiator, exposed beam, two built in wardrobes, door to en-suite

En-suite: Double glazed window to front, glass door into an enclosed walk-in shower area with shower unit and tiled floor, hand wash basin in cupboard unit, low level WC. Chrome towel rail, extractor fan

Bedroom 2: Double glazed window to rear, built in cupboard, radiator, doors to a useful dressing room and to en-suite

En-suite shower room: With shower cubicle, hand wash basin in cupboard unit and low level WC. Extractor fan, towel rail

Bedroom 3: Double glazed window to front, two sets of built in wardrobes, radiator

Store room: A walk-in boot room with ample space for coats, shoes and 'gear'

Inner Hall: Doors to library and utility, personal door into garage, two storage cupboards

Library: With Velux window to rear, desk space and bookshelves, radiator. Potential 4th bedroom if desired.

Utility room: A large room with useful floor drain, two Velux windows to rear, fitted units and work surfaces including sink and space for appliances, built in cupboard, doors to WC and rear porch

Ground floor WC: Fitted with low level WC and two storage cupboards

Rear porch with door to exterior



Lackerton Barn



Lackerton Barn

FIRST FLOOR

Landing: Stairs lead up to a landing with Velux window to rear, doors to living room, kitchen and study

Living room: A beautiful room with vaulted ceiling, exposed A-frame and purlins and two Velux windows to rear plus one to front. Electric stove effect fire on raised hearth with TV and stereo plinths to either side, Double glazed French doors out onto balcony, radiator, wood style flooring

Study: Velux window to front, wood style flooring, radiator

Kitchen/Dining room: An L-shaped room again with vaulted ceiling and exposed beams. Dining area with flagstone style floor, space for table and chairs, double glazed French doors to balcony, radiator, door to walk-in pantry/utility and a separate door out onto roof terrace.

The kitchen area is fitted in a wide range of base and wall mounted units with wood style worktops, butler sink unit, range style cooker with extractor, space for fridge, Velux window to front, flagstone style flooring

Pantry/Utility: With fitted units and space for appliances, sink unit, Velux window to rear

Roof Terrace: Enclosed outside terrace with hot tub in place (not commissioned) and door to far side into a changing room complex

Changing room Complex: Constructed as a sauna suite to compliment the hot tub roof terrace and almost complete. Including a changing room with velux window to rear, a shower room with Velux window, shower cubicle, hand wash basin and WC plus a room planned for the sauna but currently unfinished.

EXTERNALLY

The garden area designated for the main dwelling lies to the front and is laid to lawn with stairs leading up to a large balcony for seating and dining which is accessible from both the dining room and living room. To the side of the property is a driveway leading to a large integral tandem length garage.



Lackerton Barn



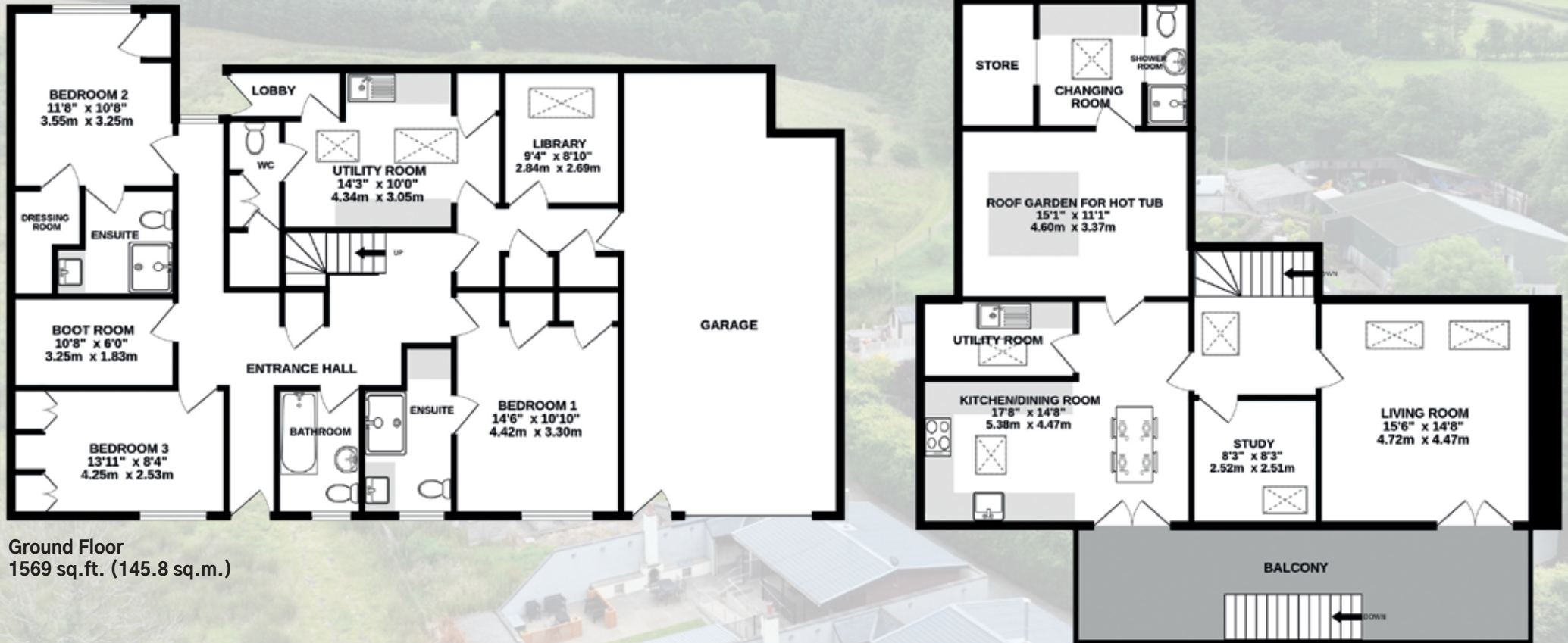
Lackerton Barn



Lackerton Barn

Lackerton Barn

Approx. gross internal area:
2473 sq.ft. (229.8 sq.m.)



To the side of the main house is a two storey building with garaging to ground floor level and a hallway with stairs leads up to office space on the first floor. The garaging is split into different areas with one quadruple garage with four sets of double doors to the side, a second garage with space for 3 vehicles to the rear, with a triple aspect. A door and opening from here lead into a workshop/machine room with two sets of double doors to the front, window to rear and a WC, a door here leads into a store room and a door from the store room leads into a further garage for two vehicles with double doors to the front.

In total the ground floor space should be able to house 8-9 vehicles in addition to the garaging with Lackerton Barn itself

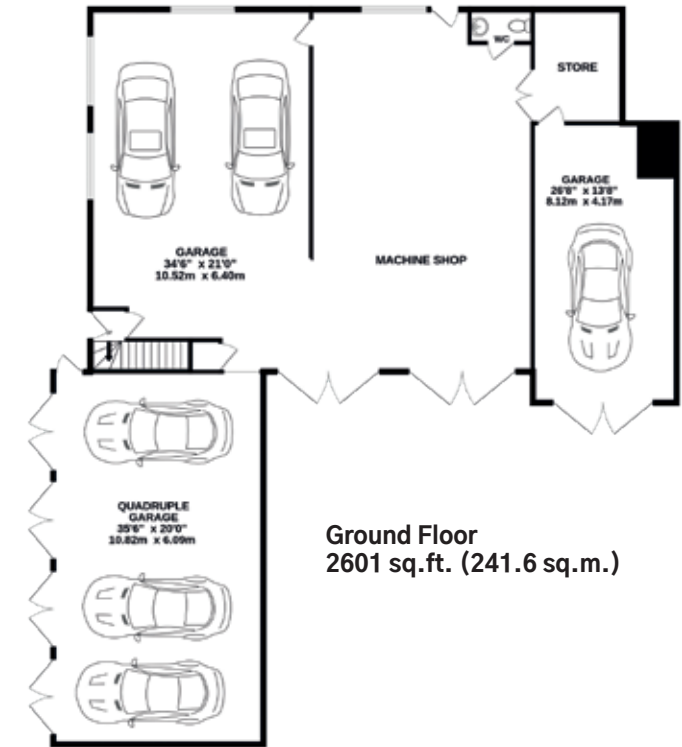
To the first floor level there is a generous work/store room with two windows to front and one to side, double doors lead into a store room in the eaves and another door leads into an office with windows to front and side, sink unit and kitchenette. A door from here leads into a lobby with an internal window looking down into machine room and a door to a first floor WC with hand basin and WC.

Lackerton Barn Garage Complex

Approx. gross internal area:
3516 sq.ft. (326.7 sq.m.)



Lackerton Barn Garage Complex



Lackerton Barn Garage Complex



Lackerton Barn Garage Complex



Boadle Cottage

GROUND FLOOR

Hallway: A wooden glazed entrance door leads into property, natural stone flooring and exposed beams, radiator, doors to bedrooms, storage area and shower room, stairs rising to first floor.

Bedroom 1: Window to front, radiator, door to storage cupboard.

Bedroom 2: Single bedroom with window to side, radiator, door to storage cupboard.

Storage Area: Hanging rail, radiator, window to side, stairs rising to bedroom 3.

Bedroom 3: Single bedroom with radiator, Velux window.

Shower room: Contemporary fittings with glass wall walk-in shower, WC, and hand wash basin in vanity unit, chrome heated towel rail, radiator, patterned glazed window to rear.

FIRST FLOOR

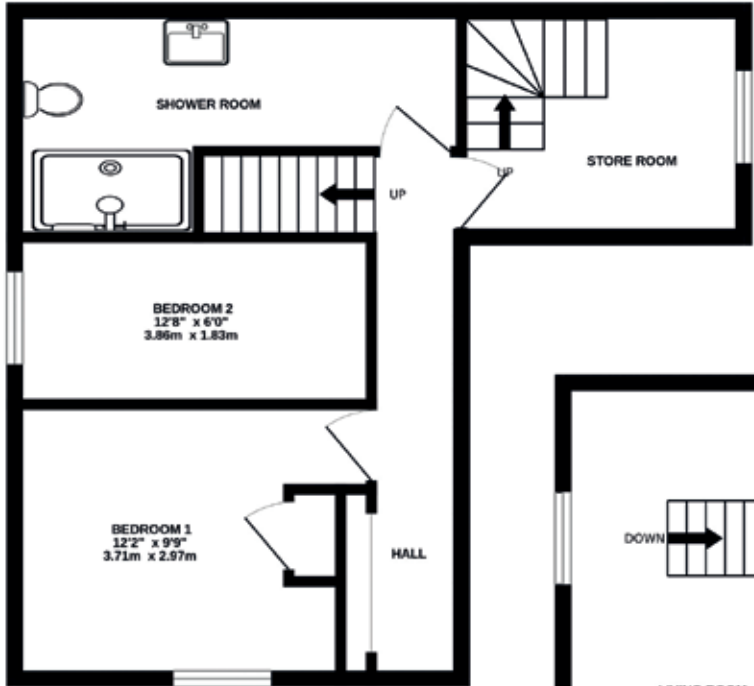
Living/Dining/Kitchen: Lounge area: Including window to front, patterned window to side, two radiators, laminate wood grain flooring, electric 'fire' inset to chimney breast.

Kitchen/Dining area: Window to front, three Velux windows, range of units at base and eye level with light wood effect work surfaces, free standing cooker with extractor over, under counter fridge and freezer, stainless steel sink with mixer tap, dish washer, washing machine and tumble dryer, additional one and a half bowl stainless steel sink.



Boadle Cottage

Approx. gross internal area:
912 sq.ft. (84.7 sq.m.)



Ground Floor
458 sq.ft. (42.6 sq.m.)



First Floor
454 sq.ft. (42.2 sq.m.)



Boadle Cottage



Boadle Cottage



Boadle Cottage

The Stables

GROUND FLOOR

Entrance Hall: A traditional wood entrance door with glazed panel leads into hallway, sandstone floor, radiator, open to cloakroom area, storage cupboards and door to bedroom 2, steps down to bedroom 1 & 3, stairs rising to first floor.

Cloakroom Area: Sandstone floor, radiator, door to bathroom.

Bathroom: Shower cubicle, panelled bath. low level WC, tiled floor, pedestal hand wash basin, shaver point, extractor fan.

Bedroom 1: Double glazed uPVC window to front, two integrated storage cupboards, radiator.

Bedroom 2: Some restricted headroom. Double glazed window to rear, integrated storage cupboard.

Bedroom 3: Irregular shape. Double glazed window to side, integrated storage, radiator.

FIRST FLOOR

Kitchen/Dining Room: A good size open plan room with a wealth of storage and work space, window to front and two Velux windows, radiator, built in appliances, laminate flooring, steps down to living room.

Lounge: Window to front, radiator, laminate flooring.





The Stables



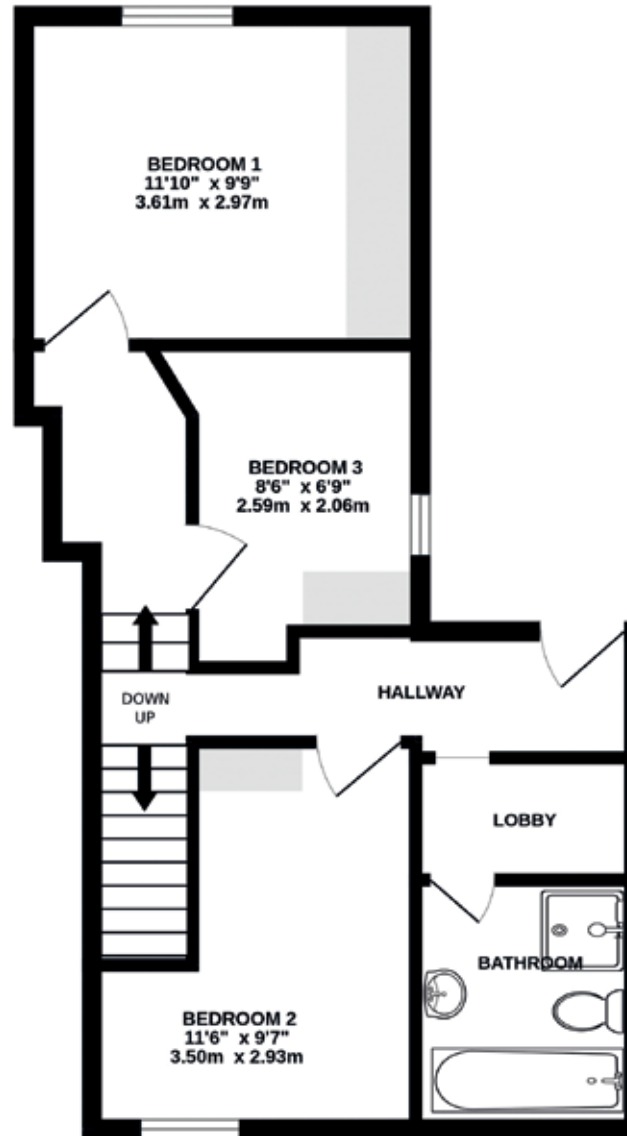
The Stables



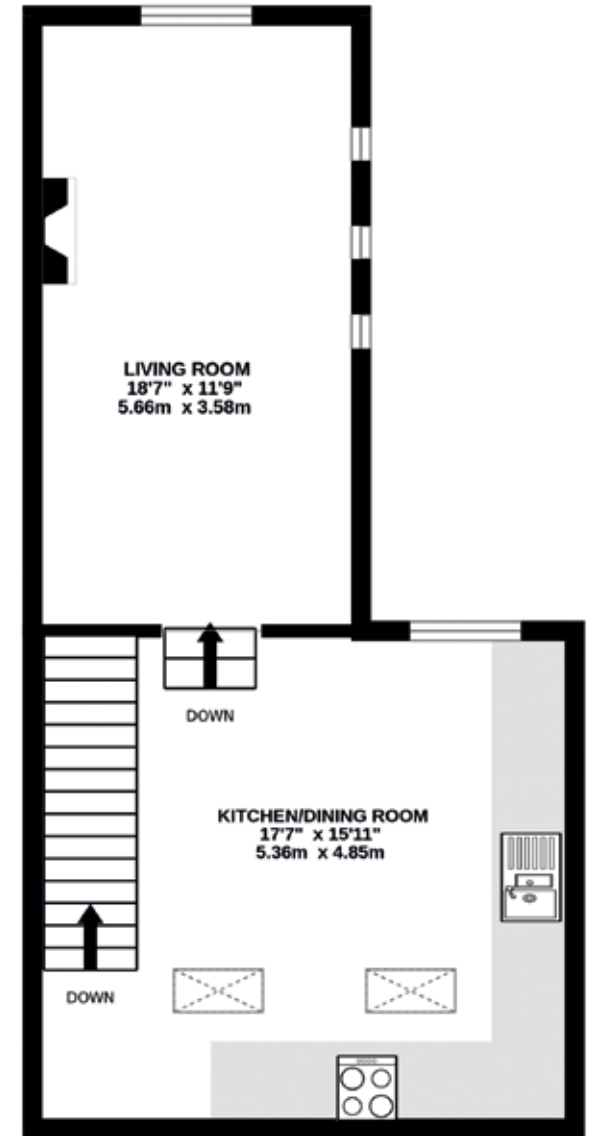
The Stables

The Stables

Approx. gross internal area:
856 sq.ft. (79.5 sq.m.)



Ground Floor
444 sq.ft. (41.2 sq.m.)



First Floor
412 sq.ft. (38.3 sq.m.)

Blake Fell Lodge

Entrance: Steps and a ramp from private garden lead up to a terrace with sliding patio doors into living/ dining/kitchen

Living/Dining/Kitchen: An open plan room with double glazed window to side and rear, multi fuel stove on tiled hearth, tv unit, radiator, dining area with table and chairs, radiator, wooden type flooring. Kitchen area fitted with a range of base and wall mounted units and work surfaces, electric hob oven and extractor, single drainer sink unit, door into inner hall with doors to remaining rooms and storage cupboard

Utility room: Part double glazed door to rear, built in cupboard, space for washing machine with worktop over

Bedroom 1: Double glazed window to front, radiator, wood style flooring, built in cupboard

Bedroom 2: A twin room with double glazed window to front, radiator, built in cupboard

Bedroom 3: Double glazed window to rear, radiator, wood style flooring

Bathroom: Double glazed window to rear, panel bath with thermostatic shower, screen and PVC cladding to splash areas, hand wash basin and low level WC. Chrome towel rail, tile effect flooring

EXTERNALLY

The property benefits from an inset parking space, an enclosed garden with open outlook to the front, with lawn and patio seating area, al-fresco dining area with pizza oven, raised decking with sunken hot tub and a sauna room fitted with a changing room, shower and sauna.





Blake Fell Lodge



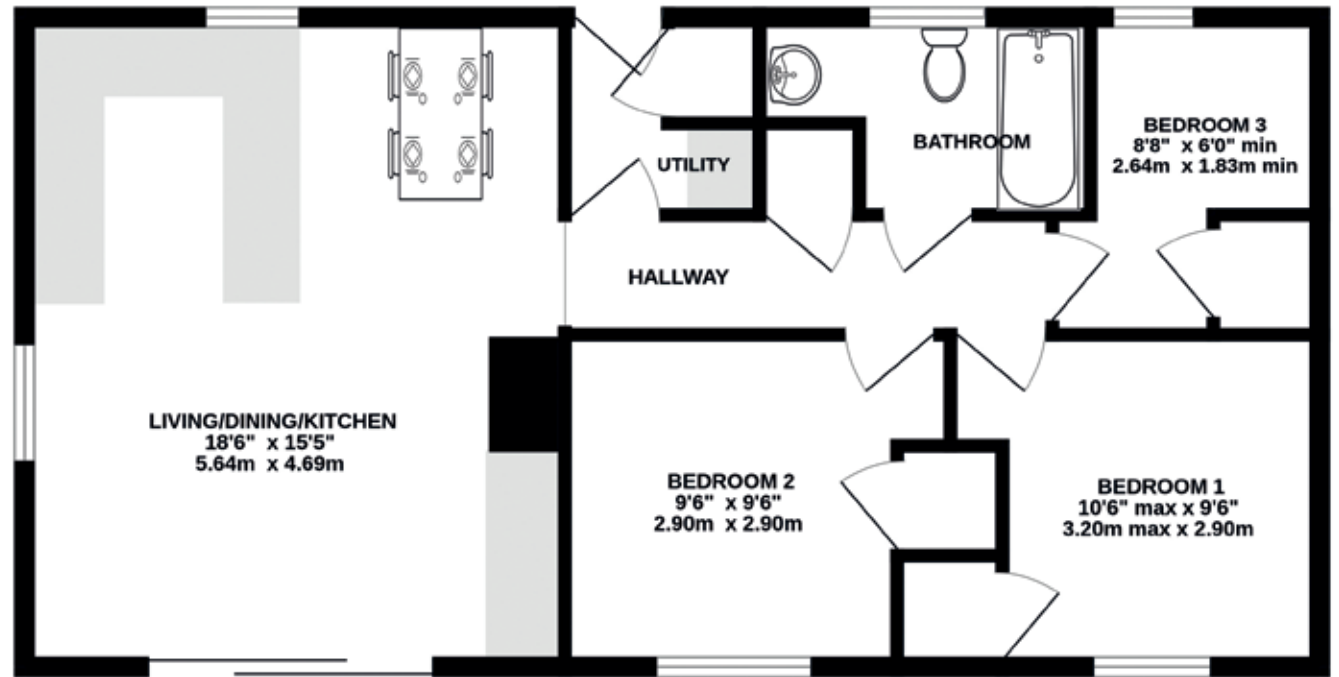
Blake Fell Lodge



Blake Fell Lodge

Blake Fell Lodge

Approx. gross internal area:
675 sq.ft. (62.7 sq.m.)



Ground Floor

Knock Murton Lodge

Entrance: Steps and a ramp from private garden lead up to a terrace with sliding patio doors into living/dining/kitchen

Living/Dining/Kitchen: An open plan room with double glazed window to side and rear, multi fuel stove on tiled hearth, tv unit, radiator, dining area with table and chairs, radiator, wooden type flooring. Kitchen area fitted with a range of base and wall mounted units and work surfaces, single drainer sink unit, electric hob oven and extractor, door into inner hall with doors to remaining rooms

Utility room: Part double glazed door to rear, built in cupboard, space for washing machine with worktop over

Bedroom 1: Double glazed window to front, radiator, two sets of built in wardrobes

Bedroom 2: Double glazed window to front, radiator, built in cupboard

Bathroom: Double glazed window to rear, panel bath with thermostatic shower and screen, hand wash basin and low level WC. Chrome towel rail, built in cupboard

EXTERNALLY

The property benefits from an inset parking space, an enclosed garden with open outlook to the front, with lawn and patio seating area, al-fresco dining area with pizza oven, raised decking with sunken hot tub and a sauna room fitted with a changing room, shower and sauna.



Knock Murton Lodge



Knock Murton Lodge



Knock Murton Lodge



Knock Murton Lodge



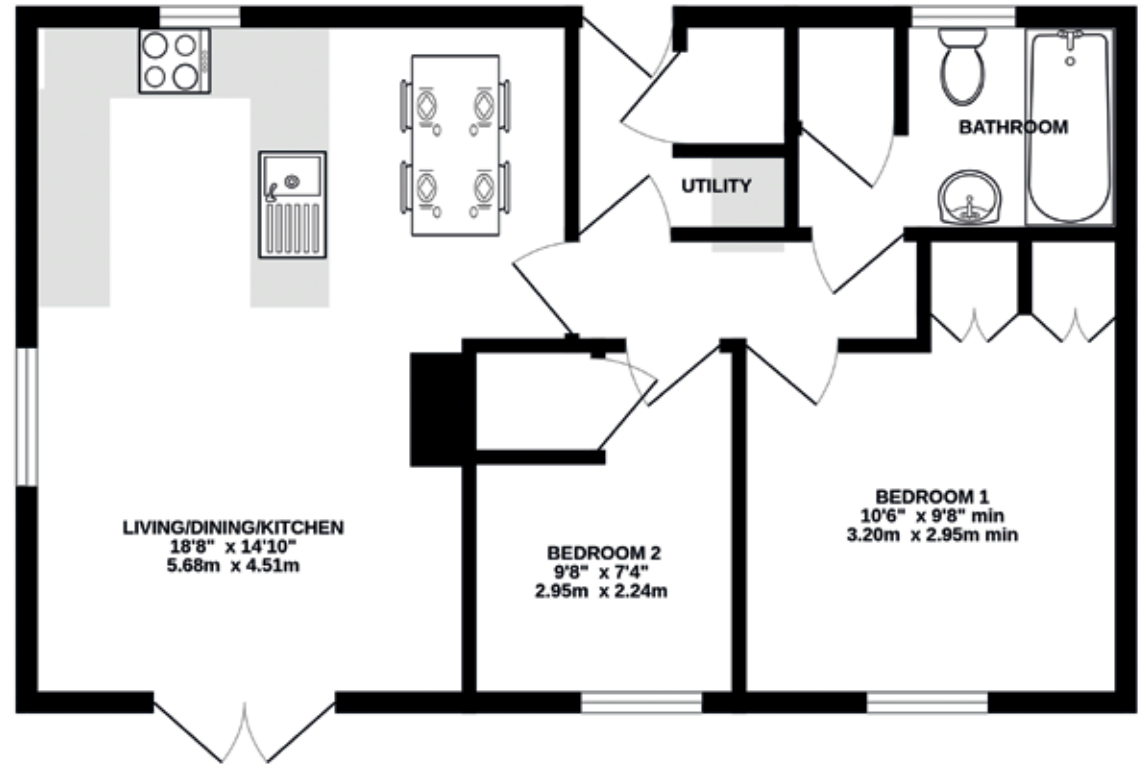
Knock Murton Lodge



Knock Murton Lodge

Knock Murton Lodge

Approx. gross internal area:
552 sq.ft. (51.3 sq.m.)



Ground Floor

Externally

The complex is accessed via a shared unmade lane from the roadside, branching left at a fork to the property. A drive leads across the front of the main house to the two barns at the far end and to the front of these there is a low maintenance garden area and parking.

The garden for Lackerton Barn itself lies mainly to the front, including lawn and planted areas with a stone boundary wall. Stairs up onto the first floor balcony. Drive to side to the attached garage and some covered storage. Across from the main house is a mature hedge with two vehicular openings, allowing guests for the two holiday lodges to pass through. Further parking to one side plus a kitchen garden for Lackerton Barn.

The sale includes approximately four acres of agricultural land to the front and side, protecting the outlook from all the properties. Access gates from the property into the fields.

Directions

From Cockermouth head south on the A5086 towards Frizington. Pass turnings for Dean and Ullock and take the right hand turning for Asby. Proceed downhill and at the bottom of the dip take the private lane on the right leading to Gatra Farm and Lackerton Barn. At the fork bear left into the property curtilage.

Additional Information

Council Tax Band: Lackerton Barn band E. Boadle Cottage & The Stables both band C

Tenure: Freehold

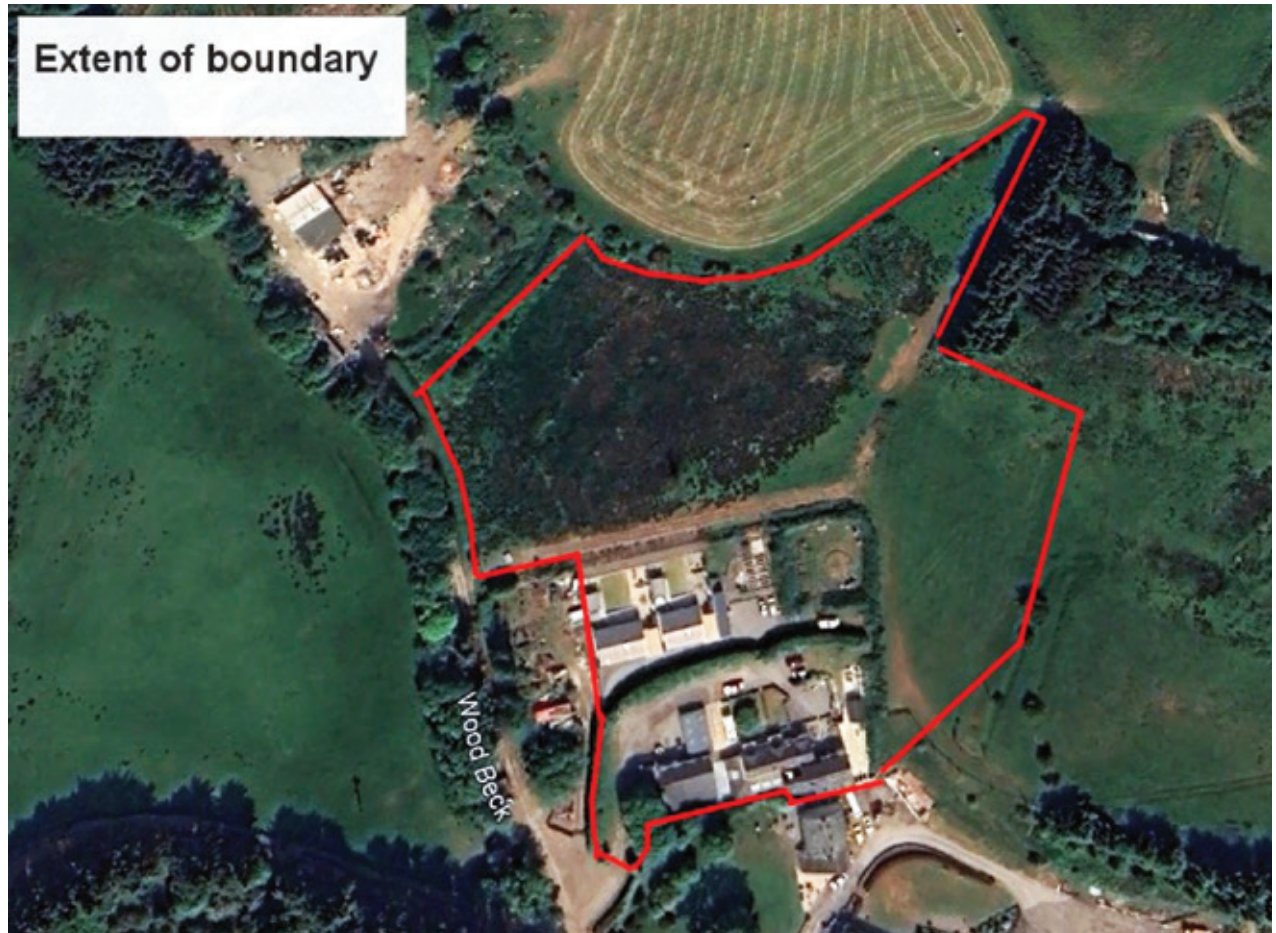
Services: Mains water, gas and electric are connected. Septic Tank Drainage which the seller will ensure complies with current regulations.

Broadband type & speed: Standard 12Mbps / Superfast 47Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates all networks struggle with signal indoors, All providers apart from 3 have good service outdoors.

Planning permission passed in the immediate area: None known

The property is not listed.





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