

# PFK

## Birkby Lodge

Birkby | Maryport | Cumbria



## About the property

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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.

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## Internally

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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.

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

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## Externally

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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. 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.

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 lawn garden, and vegetable garden.

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## Directions

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

## Services

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.

### EPC

TBC

### Tenure

Freehold

### Council Tax

Band F

## Referrals and 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.

# PFK

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