



Hall Carleton Farmhouse & The Old Dairy

Carleton

Holmrook

CA19 1YX

Farmhouse



£695,000



Key Highlights

- Chain Free, Sold as Seen - Immediate Income Revenues Possible
- A stone built 18th century traditional lakeland Farmhouse fully renovated in 2010, with the addition of a two bedroom cottage in 2019 and a newly installed septic tank in 2026
- Idyllic Location and Grounds on Offer including Orchard, 5 Bay Dutch Barn, fishing rights on the river Irt and Ample Parking
- Located in a Rural Hamlet, set within the Lake District National Park, of just 4 Properties, within easy commute of all local amenities
- 6 Well proportioned Bedrooms, 2 Kitchens and 4 Bathrooms - Plenty of Room for The Whole Family
- Possible Income from Airbnb, Residential Let, Campsite, Caravan Storage and so much more.

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Welcome to Carleton, Holmrook

Experience the dream of country living in this beautiful farmhouse, constructed from St Bees red sandstone and cobble circa 300 years ago, sitting pretty within the breathtaking Lake District National Park. Offering an abundance of space both inside and out, this unique home features three reception rooms, a spacious family-sized country kitchen, an additional smaller kitchen to the opposite side of the property, six generously proportioned bedrooms, and four bathrooms.

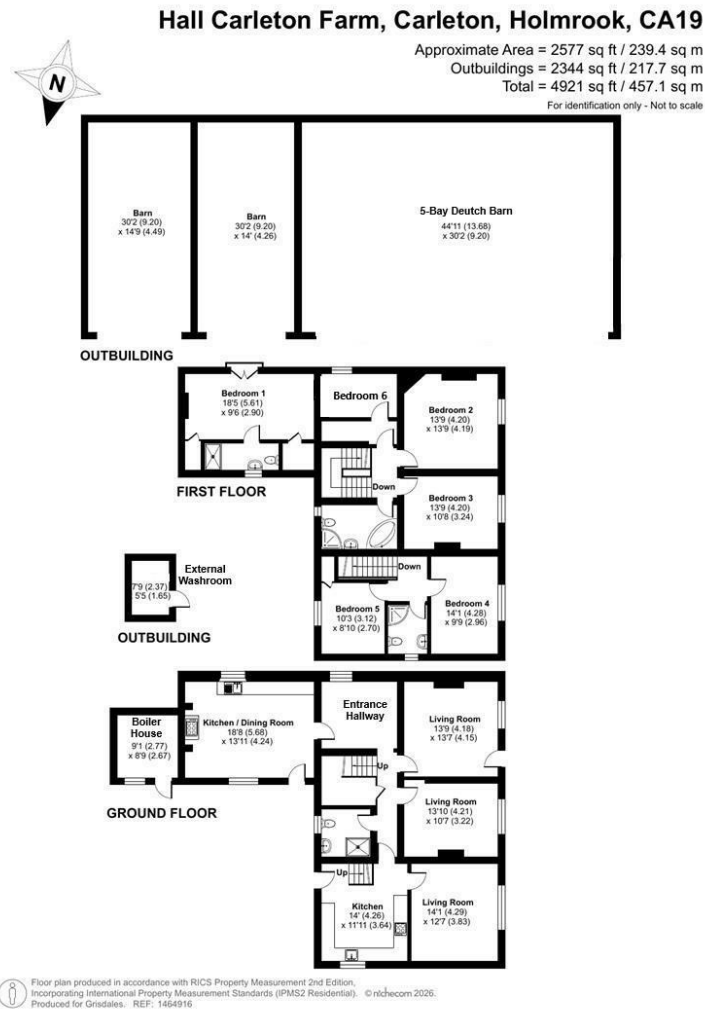
Externally, the property enjoys a peaceful setting with extensive gardens, useful outdoor wash facilities, a generous orchard, ample off-road parking, and an impressive five-bay Dutch barn.

Previously configured as two separate properties, the farmhouse and The Old Dairy can easily be divided once again by simply closing the access door between them — creating an ideal opportunity for a successful holiday let or comfortable residential rental. Alternatively, enjoy the flexibility of the expansive layout and allow multi generational family life to flourish across the "two wings" of this substantial home.

Situated within a small rural hamlet of just four houses next to the coast, the property is conveniently located close to Ravenglass and its railway station, famously home to the "La'al Ratty" heritage railway, beach, pubs and Muncaster Castle. The nearby villages of Holmrook, Seascale, and Gosforth, along with the surrounding valleys of Wasdale and Eskdale, are all within easy reach.

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Floorplan



Total Floor Area:
4921.00 sq ft

THINGS YOU NEED TO KNOW

The property is Freehold and benefits from LPG gas, mains electric and mains water services. LPG gas central heating heats radiators and three 200L water tanks, meaning all showers or the jacuzzi bath can be used at the same time and ample hot water is provided. Backed up by an electric immersion for hot water, should the gas run out. The gas tank is on a tele charger, once the supply reaches 20% the tanker will attend and refill.

The property has a water meter, located at the front of the Farmhouse Main Entrance.

The property had a new septic tank installed in 2026 and is compliant under current regulations.

There are 2 electricity pylons located within the property grounds which a nominal £45 per year is paid to the owners.

The property retains a small parcel of land in the neighbouring field where the now redundant old septic tank is located along with access rights at anytime.

There is a right of way access by prior approval only for the neighbouring farmer to maintain his farm buildings.

DIRECTIONS

W3W:///enhanced.obtain.somewhere

The property is best approached from the A595 from Holmrook towards Ravenglass and Turning Right towards Saltcoats. Continue along, before reaching the two cottages on the left hand side turn right then follow the narrow lane for around 1 mile, passing under a railway bridge. At the T Junction, Turn Right, and the property is located immediately on the Right Hand Side.

THE 2010 RENOVATION

Fully renovated to a high specification in 2010 inline with building regs to modern facilities retaining and exposing many original features. Blue slate floor throughout the kitchen, halls and downstairs shower room with exposed original pitch pine wooden floor boards in reception rooms and upstairs. Reclaimed original doors and craftman made new matching doors with Suffolk latches throughout and Sash uPVC double glazed Georgian style windows supplied by Keswick Superglaze. Window seats at the front. The 2010 renovations also included insulation to walls, ceilings and floors, electrics, plumbing, and double glazed windows supplied by Keswick Superglaze. The beautiful French woodburner may be of a certain age, but the flue was recently installed in 2018. In 2019, "The Old Dairy" was renovated and re-built into a 2 bedroom cottage and offered as a residential let.

POTENTIAL INCOME STREAM

Are you looking for a lifestyle running a business? Do you need to occupy the full property for personal use? Make use of the additional internal space on offer and let part of this beautiful building out as an Airbnb or residential let. The grounds also offer you options, whether you're looking to start a business or expand on your existing - the grounds of this property offer you a great space, perhaps campsite, small holding, hobby farming, equestrian, vehicle renovation or storage to name a few.

A PLOT YOU CAN DO ALOT WITH

The impressive grounds of the Farmhouse offer something that little bit different and is split nicely for a variety of uses;

The walled garden is a great space for growing vegetables, includes a greenhouse and area for a fire pit. Family sized garden to the side and rear of the Farmhouse, an ideal setting for those with children or enjoy outside entertaining alongside the handy use of the external washroom which includes W.C, Shower, sink and water heater with a Belfast sink. A smaller garden is offered adjacent to "The Old Dairy" - great for including some additional private outside space. The generous Orchard contains apple, pear, cherry, damson and willows. The 5 Bay Dutch barn has electricity and lights. There is an application for outline planning permission for three cottages on the site of the existing barn. Various external water points including dog kennel and chicken coupe.

LOCAL COMMUNITY - CA19

CA19, centered on Holmrook and the surrounding Eskdale and Wasdale valley communities, offers a highly scenic and peaceful rural lifestyle set within the western fringes of the Lake District. The area is known for its dramatic landscapes, including rivers, valleys and nearby fells, making it especially attractive to walkers, climbers and those seeking a quieter pace of life. Local amenities are limited but include village services and small local businesses, with primary schooling available nearby at Eskdale School, while wider schooling,

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supermarkets, public houses, restaurants/ take aways, gym and healthcare facilities can be accessed in nearby Seascale and Egremont. Muncaster Castle is a great day out and is just a short drive or walk away. Transport links include access to the Cumbrian Coast Line via nearby stations such as Ravenglass and Drigg. With its outstanding natural beauty, strong sense of seclusion and proximity to some of the Lake District's most iconic landscapes, CA19 is ideal for those seeking a rural retreat lifestyle with access to essential nearby services.











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Location



Energy Performance

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Additional Information

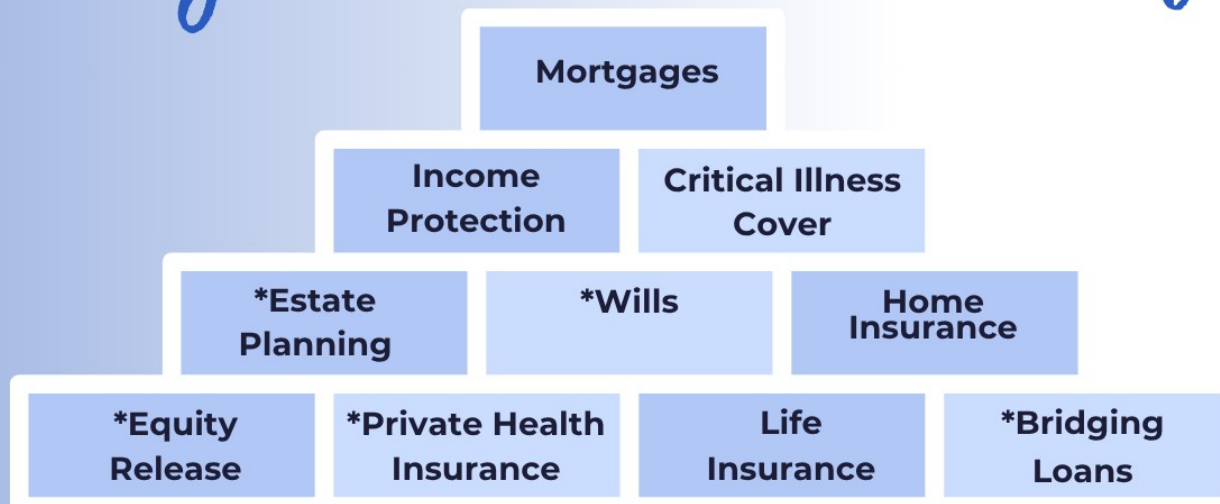
Tenure: Freehold Council: COPELAND Tax Band: C

Please Note:

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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