



Low Leys Farm
Lamplugh | Workington | Cumbria | CA14 4SG

LOW LEYS FARM



*A Historic Country Retreat on the Edge
of the Lake District National Park*



ACCOMMODATION

Steeped in history and surrounded by natural beauty, Low Leys Farm is a remarkable, Grade II listed, former farmhouse dating back to 1580. Located on the peaceful outer edge of the Lake District National Park, this unique property blends centuries-old charm with modern comfort, offering an exceptional lifestyle opportunity in one of the most picturesque corners of the country.

From the moment you arrive, the character of the home is unmistakable. The property has been lovingly maintained and tastefully updated by the current owner, retaining original features that speak to its long history while accommodating the needs of contemporary living. The property has been completely renovated including a new slate roof. Inside, you'll find five spacious double bedrooms, an office space, two generous living rooms, and a stunning open-plan kitchen, dining, and living area. The kitchen offers beautiful, bespoke solid wooden units with Oak worktop. A large Belfast sink and double width Stove cooker enhances the country kitchen charm. With exposed stonework and a beautiful log-burning stove, this space serves as the warm, welcoming heart of the home.

Originally two separate cottages, Low Leys Farm retains two staircases and includes a smaller secondary kitchen, making it ideally suited for conversion back into two dwellings if desired. This flexibility opens a wealth of possibilities — from multi-generational living to a holiday let or long-term rental investment. Outside, the home is set within a substantial wraparound garden filled with mature trees and planting, offering space, seclusion, and sweeping views of the surrounding countryside. The fells of the Lake District are clearly visible from the property, reminding you just how close you are to the wild beauty of the national park — less than three miles away.

Adding to its appeal is a modern pool house, built in 2011. This separate building houses a six and half metre swimming pool fitted with a hydraulic current generator (fastlane by endlesspools.co.uk) allowing for uninterrupted swim training or exercise against the flow of water. Alongside the pool is a dedicated gym area with sauna, complete with its own changing and shower facilities, creating a private health and wellness retreat right on your doorstep. A large double, heated, insulated garage is also incorporated into this building, offering excellent storage or workshop space.

Low Leys Farm is more than just a home — it's a rare opportunity to enjoy historic charm, modern amenities, and stunning natural surroundings all in one. Whether you envision it as a peaceful family haven, a high-end holiday rental, or a flexible property for shared living, Low Leys Farm invites you to embrace a unique and inspiring way of life in the heart of Cumbria.







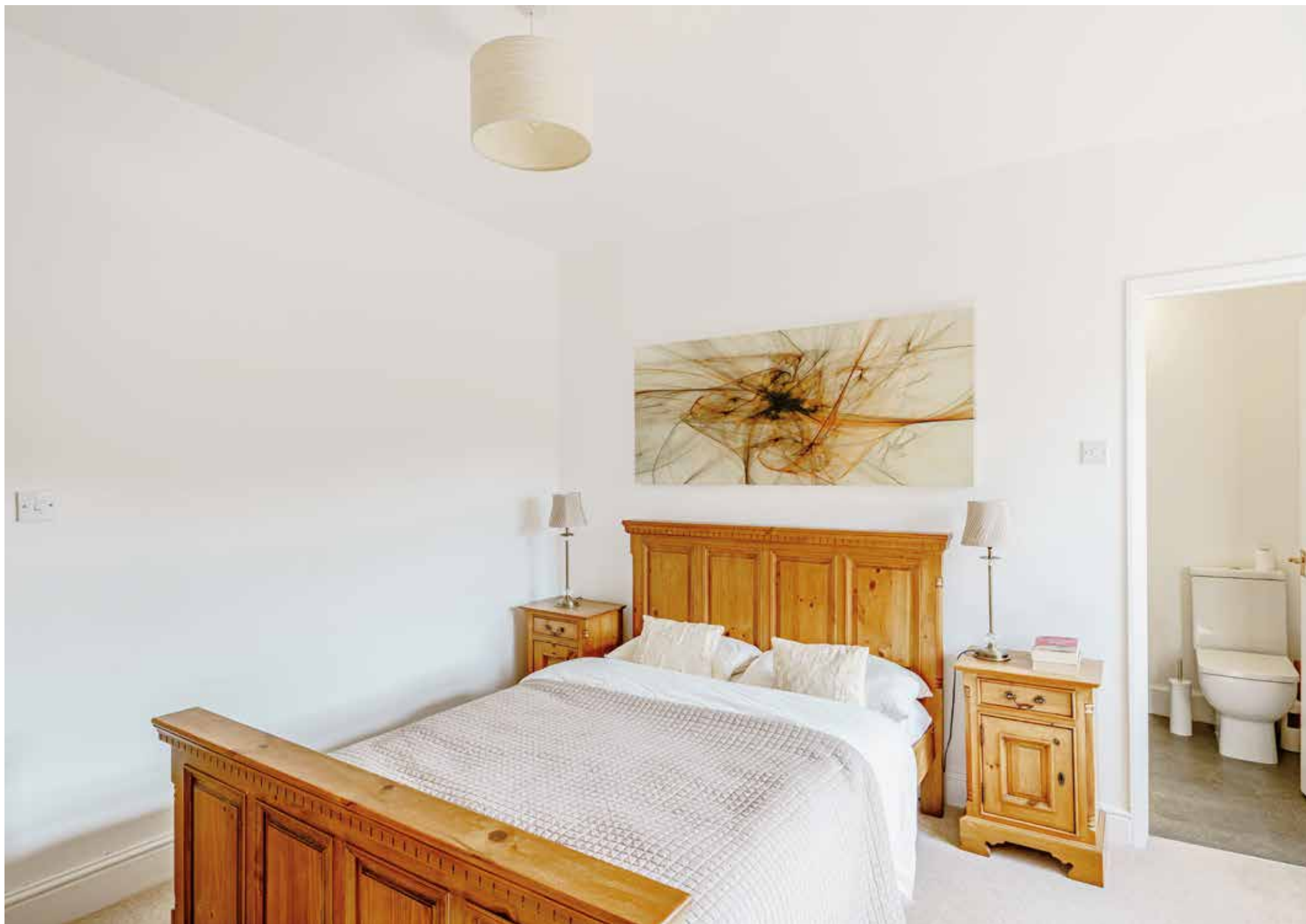


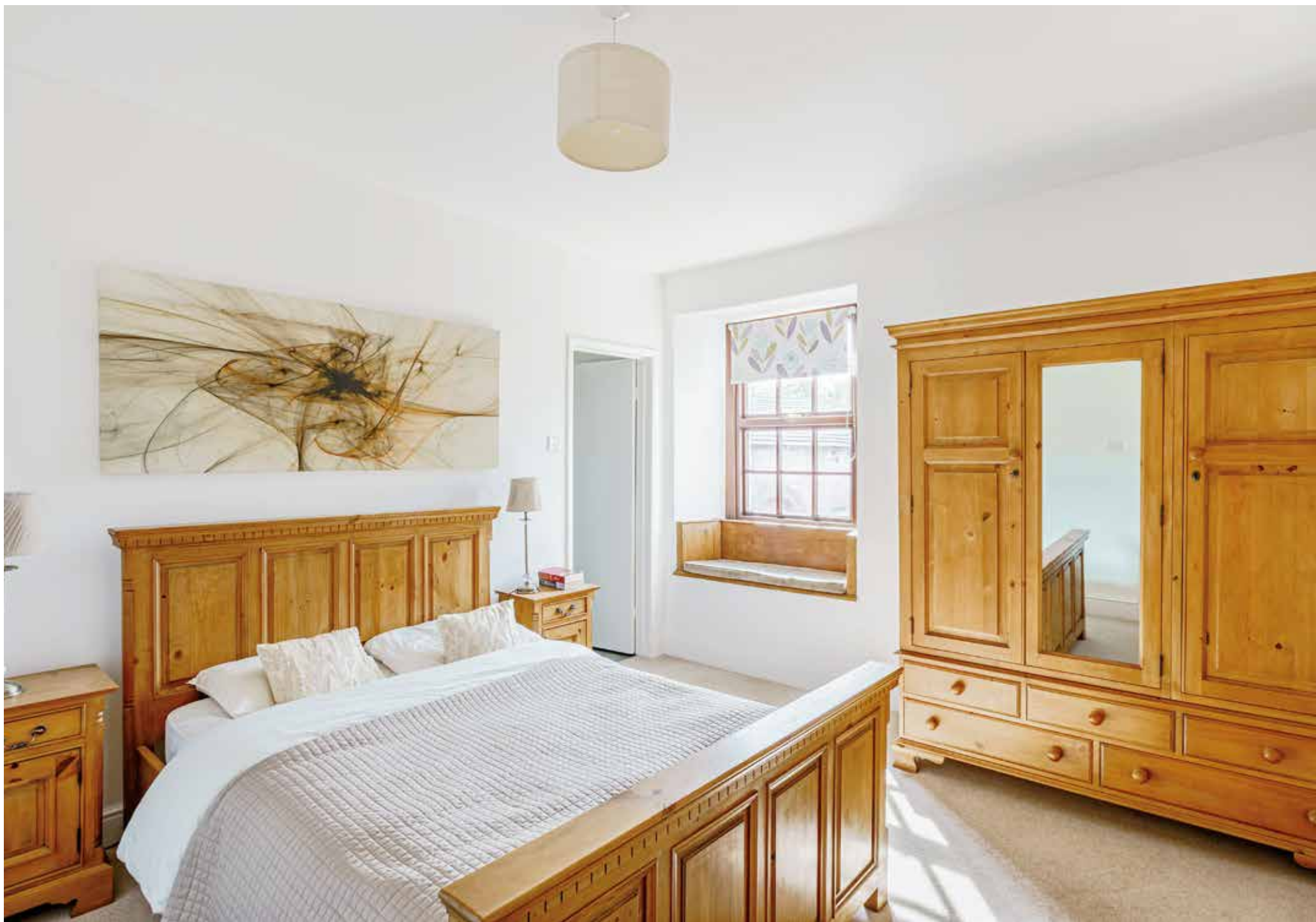
























LOCATION

Ideally situated, the property offers the best of both worlds. While the Lake District National Park lies just minutes away, offering endless opportunities for walking, cycling, and exploring the fells, the west Cumbrian coast is also within easy reach. Here, you'll discover some of Cumbria's most beautiful and lesser-known sandy beaches — quiet, unspoilt stretches of coastline that feel like a hidden gem. Whether you're drawn to mountain adventures or peaceful days by the sea, Low Leys Farm places you at the gateway to some of the region's finest landscapes.



INFORMATION



Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

EPC Rating: E

Services: Low Leys Farm is served by Oil Central heating, mains electricity and water. Sewage is dealt with via a septic tank. Broadband is available in the area, currently provided by British Telecom with advertised speeds of up to 16-26Mbps.

Access is provided down a well maintained private road, owned by the neighbouring farm.

Council Tax: Local authority – Cumberland council. Council tax D

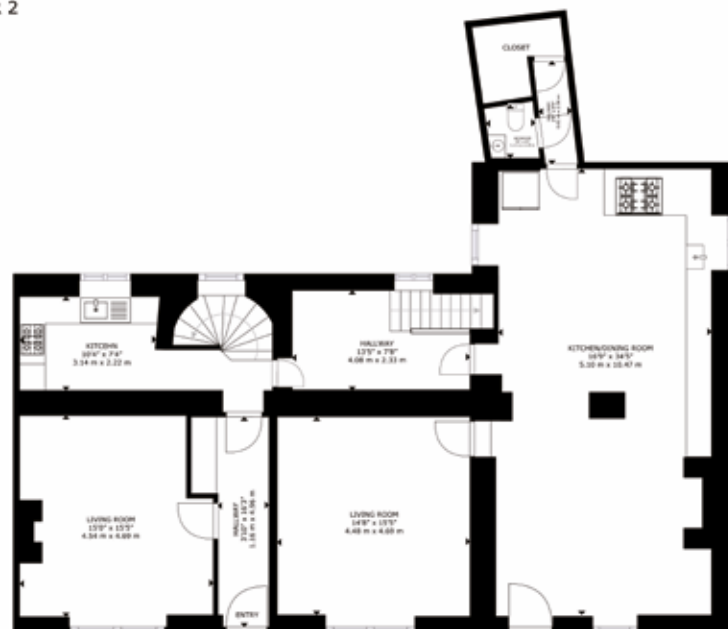
Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and social media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk.

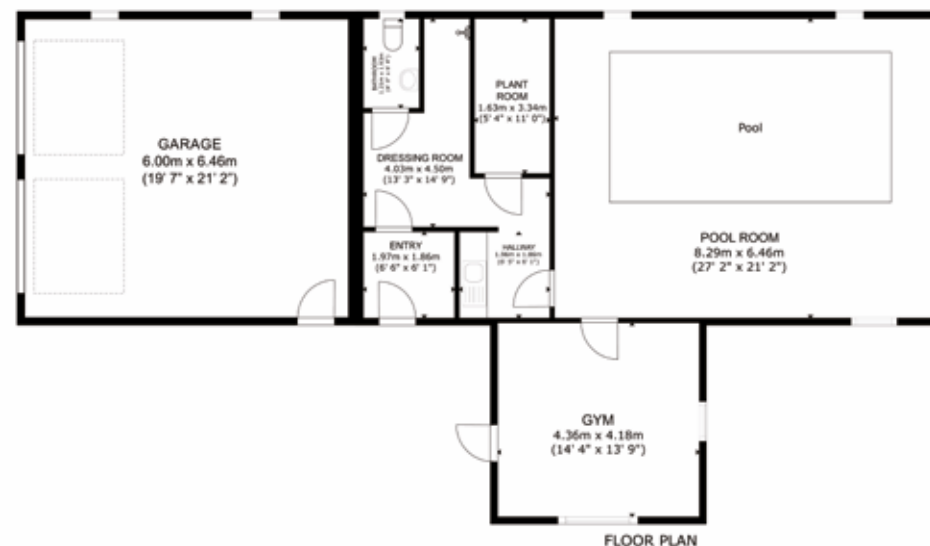
For updates and the latest properties like us on facebook. [com/Fine & Country Cumbria](https://www.facebook.com/Fine%20Country%20Cumbria) and Instagram on @fineandcountrycumbria

Referrals: Fine & Country work with preferred providers for the delivery of 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 Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/ insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

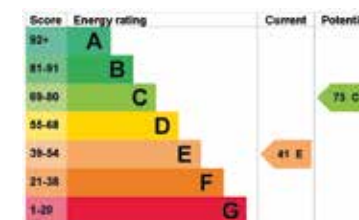


GROSS INTERNAL AREA
FLOOR 1: 1630 sq. ft, 151 m², FLOOR 2: 1887 sq. ft, 175 m²,
TOTAL: 3,438 sq. ft, 319 m²,
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROSS INTERNAL AREA
FLOOR PLAN 98.9 m² (1,064 sq.ft.)
EXCLUDED GARAGE 38.8m² (420 sq.ft.)
TOTAL : 98.9 m² (1,064 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Cumbria on



Fine & Country Cumbria
50 Warwick Road, Carlisle CA1 1DN
01228 583109 | cumbria@fineandcountry.com

