

Finest

PROPERTIES

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Crook | Kendal | Cumbria

Greenbank Farmhouse





Accommodation in Brief

Main House – Ground Floor

Entrance Hall | Kitchen with Pantry | Dining Room | Living Room
Versatile Reception Room | Gym | Sauna | Shower Room | Boot Room

Main House – First Floor

Three Double Bedrooms (Two with En-Suite Shower Rooms)
Family Bathroom

Annexe

Private Entrance | Open-Plan Kitchen and Sitting Room
Two Double Bedrooms with En-Suite Shower Rooms

Outbuildings

Detached Studio with Kitchen, WC and Two Vaulted Rooms
Detached Garage with Mezzanine, Power, Water & WC
Three Stables with Power & Water | Former Packing Shed
Biomass Boiler Room





The Property

Set above the valley floor with long views across open countryside, Greenbank Farmhouse sits in around 7 ½ acres of gardens, woodland and grazing land on the edge of the Lake District National Park. The elevated setting is peaceful and private, with a remarkable sense of space. At its heart is a well-considered country home—practical, well-finished, and complemented by striking contemporary additions; joined by a self-contained annexe, a beautiful studio and office building, and a series of outbuildings and stables already set up for equestrian and agricultural use.

The kitchen sits at the practical core of the home—a generously proportioned space that is contemporary in both feel and function, finished in a sleek monochrome palette with gloss cabinetry, a central island and a vivid glass splashback. Integrated appliances are neatly arranged, with a walk-in pantry tucked behind. There's space for casual seating or dining within the kitchen itself, while the adjacent dining room provides a more formal setting.

Beyond the kitchen, a separate wing accommodates a versatile reception room—ideal as a snug, cinema room, or home office—alongside a guest shower room, dedicated gym, and sauna suite. Finishes throughout combine warmth and practicality, featuring timber flooring and painted beams. A well-proportioned boot room also serves as another convenient everyday entrance.





Upstairs, three double bedrooms—two with en-suite shower rooms—are arranged across the main landing. Each has high ceilings, country views and a calm, light-filled feel. A large family bathroom serves the remainder of the floor, with a separate bath and shower, built-in storage, and subtle tiling.

The annexe can be accessed either internally from the main house or via its own private entrance. It includes two bedrooms with en-suites, a fully equipped kitchen, and a sitting room with a stone fireplace with a log burner. The adjoining garden is enclosed, gently landscaped, and screened with planting—a natural self-contained space for extended family, guests or tenants.















Externally

The grounds at Greenbank extend to around 7 ½ acres, with a combination of formal gardens, grazing paddocks, and woodland. The slate-paved rear terrace wraps around the house, positioned to take in uninterrupted views across rolling countryside. To the east, a detached studio building with circular windows and bifold doors includes a kitchen, two large vaulted rooms, two WCs, and a log burner—presented in excellent condition and offering enormous flexibility for work, events, or additional accommodation (subject to consents).

A large Lakeland stone and timber-clad garage includes power, water, a WC, and a mezzanine level. It presents excellent potential for additional storage or living space—ideal as a studio, private retreat, or teenager's hangout, set apart from the main house. Beyond this, the land is neatly divided with dry-stone walling and fencing, and includes three stables with power and water, as well as former mushroom packing buildings and a biomass boiler room.

Local Information


Kendal, known as the “Gateway to the Lake District,” is a historic market town celebrated for its cobbled streets, castle ruins, and thriving arts and culture scene. Just minutes from the Lake District National Park, it offers a vibrant mix of independent shops, galleries, riverside walks, and regular markets.

Amenities are extensive, with a wide choice of high street retailers, artisan food stores, and supermarkets including Booths, Morrisons, and Sainsbury's. The town also provides excellent healthcare, leisure centres, cafés, restaurants, and cultural venues, all within a compact and walkable centre.

Education provision is strong, with a range of well-regarded primary and secondary schools including Ghyllside Primary, St Thomas's CE Primary, Kirkbie Kendal School and Windermere School. The Lakes School and Sedbergh School (approximately 25 minutes away) are also within reach, while Kendal College offers further and adult education with a focus on vocational training.

Kendal is well connected for commuters. Oxenholme Lake District Station is just ten minutes away, with direct trains to London Euston in around 2.5 hours, and frequent services to Manchester, Glasgow, and Lancaster. The M6 motorway (Junction 36) is approximately 15 minutes by car, offering swift road access to the wider North West and Midlands.

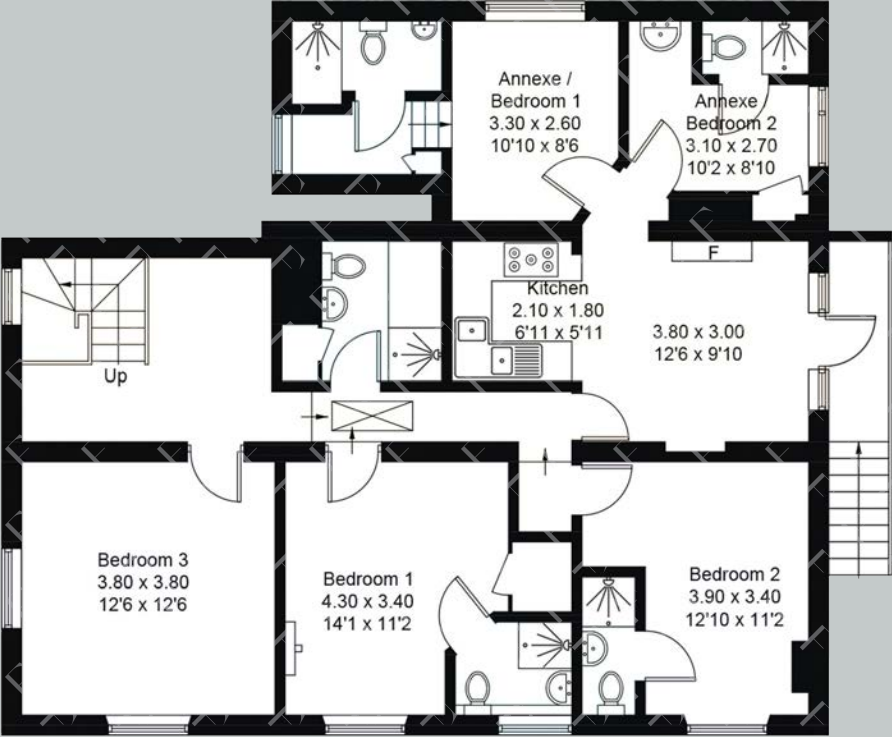
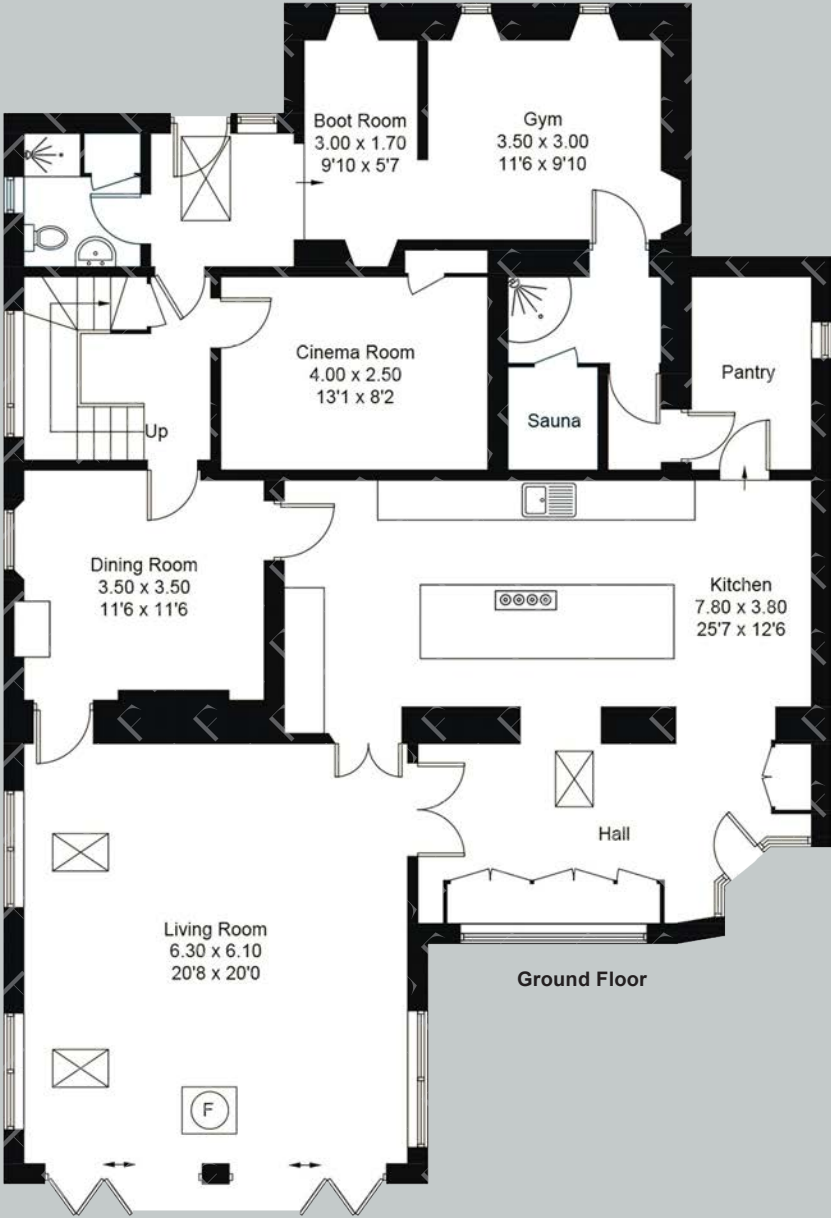




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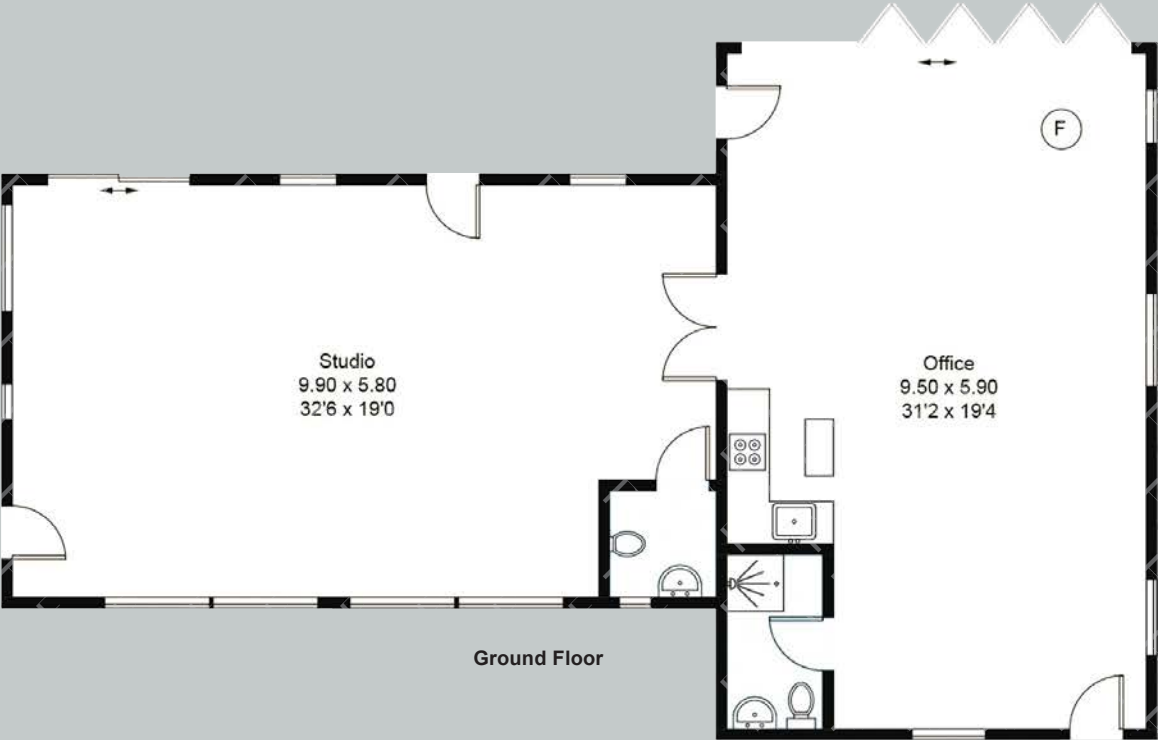
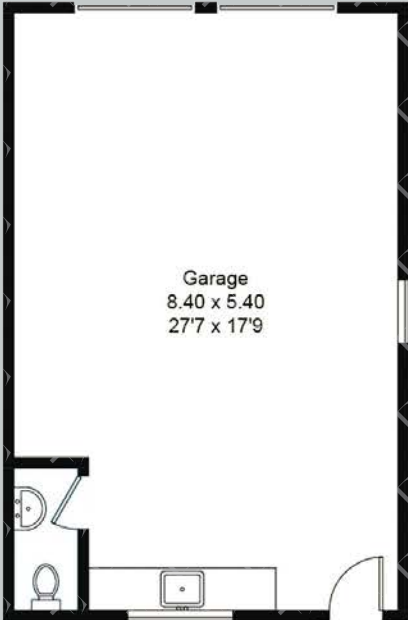
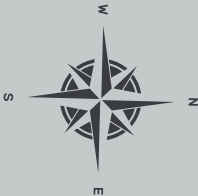
This is an aerial photograph of a rural area. A specific property is highlighted with a red outline. The property is irregularly shaped, with a large wooded section in the upper right and a more open, grassy area in the lower left. It is situated near a road that runs diagonally from the bottom left towards the center. Several buildings, including houses and barns, are visible within and around the outlined area. The surrounding landscape consists of green fields and scattered trees.

Floor Plans



Total area: approx. 429.4 sq. metre (4622 sq. feet)

Floor Plans



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Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Biomass Boiler.

Drainage to septic tank.

Postcode

LA8 9HR

Council Tax

Main House: G

Annexe: A

EPC

Main House: F

Annexe: E

Tenure

Freehold

Viewings Strictly by Appointment

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