



Parks Farm
Underbarrow | Kendal | The Lake District | LA8 8AZ

PARKS FARM





Welcome to Parks Farm, Underbarrow, Kendal, LA8 8AZ

Completely private and secluded, a wonderfully charming former farmhouse, sensitively extended into the adjoining barns in a manner worthy of the Grade II Listed status to create an individual and highly charismatic period home that is both tastefully presented and fitted with quality appointments.

Set well back from the lane, thus affording immense privacy, the house is nestled within delightfully informal gardens and surrounding fields, in total, 11 acres. This provides excellent amenity value and offers an opportunity to use the property to fulfil personal lifestyle choices, whether they be equestrian, country pursuits, smallholding or home business ventures.

Full of character, the original farmhouse has been extended into the small barns either side; the accommodation now provides a porch, large sitting room, cosy snug, spacious open plan living kitchen, separate dining room, home office, utility room and cloakroom. On the first floor there are four double bedrooms, two of which have ensuite shower rooms, a fifth single bedroom and a house bathroom. Outside a detached outbuilding offers a garage and store room/workshop with external stairs to two versatile rooms above.

All in all, a rare find with exceptional amenity value for life in the country.









Location

Within the Lake District National Park, Parks Farm enjoys a rare degree of seclusion and sits between the picturesque Lyth Valley villages of Underbarrow, Brigsteer and Crosthwaite, each one adding a different dimension to life here in terms of local pubs, village halls and community events. Straight from the door there is a network of quiet country lanes and footpaths providing an endless variety of walks, runs or cycle routes.

The Lyth Valley is a sought-after place to live; easy to reach off the A590, you are soon on the country lanes, surrounded by nature whilst Kendal and Windermere are convenient for shops and local services and the central Lake District is close enough for day trips. Here, the valley and villages thrive on quality of life, community and quiet country living.



STEP INSIDE

Parks Farm is a beautiful example of an early Laithe house dating from the 17th Century. The property is Grade II listed and whilst the exterior retains a period appearance, the interior has been upgraded and now combines period features with modern day comforts.

Throughout, original features have been retained with highlighted oak beamed ceilings, roof trusses and oak mullioned windows which complement tasteful additions such as locally quarried Brathay Blue slates to the entire ground floor, exposed oak plank flooring to part of the first floor, oak doors and joinery, period style radiators as well as quality kitchen and bathroom fittings, some heritage, others more contemporary in their styling.

Follow us for a tour of the interior: A traditional entrance porch with inset slate seat opens into the spacious and characterful sitting room having a wood burning stove set into a period stone fireplace. Beyond the sitting room is the atmospheric dining room with a high vaulted oak beamed ceiling, contemporary wood burning stove and a glazed door onto the garden.

For everyday dining the generous living kitchen is a sociable space. Timeless painted cabinets provide both an attractive and practical working space, incorporating an island unit and dresser as well as a black three oven Aga and a double farmhouse sink. Entrance from the garden is behind the original barn doors via a recessed glazed porch. A further external door to the rear provides convenient access to the flagged area between the house and garage. Off the kitchen is a useful utility room with cabinets matching those in the kitchen as well as additional cooking facilities. For those looking to work from home, there is the ideal room next to the kitchen, alternatively it would make a good playroom with space above the garage to create dedicated offices. Completing the ground floor is a snug, a light and south facing room with glazed double doors leading onto the garden and a vaulted beamed ceiling. There is a downstairs cloakroom and staircase hall with a traditional oak staircase and useful understairs cloaks cupboard.

From the first floor landing is the generous principal bedroom (with ensuite shower room) which occupies a large portion of what was originally the barn. It features an impressive vaulted ceiling with original beams and an oak glazed screen overlooking the original barn entrance and affording plenty of light alongside a unique aspect. There is a second ensuite double bedroom, ideal for guests. Both the ensuites have a shower, wash basin and WC. There are then two further double bedrooms (one of which has a high vaulted ceiling with original oak beams) and a fifth single bedroom. The house bathroom is spacious and attractively appointed in a heritage style with a roll top bath on claw and ball feet, wash basin and WC. Full of character, it's the perfect haven in which to relax after a long day.

















STEP OUTSIDE

Parks Farm is approached along its own private lane bounded by mature hedging and stone walls and opens onto an extensive graveled area to the south and front of the house offering plenty of space for parking and turning. There is full vehicular access to the rear of the house leading to the rear garden, garage block and another large parking and turning area paved with large flags.

The attractive gardens surrounding the house make the most of the natural rock features with sheltered seating areas near the stream and stone steps leading up to raised lawns and planted beds featuring a pretty summer house and sunny view points.

In its entirety Parks Farm extends to approximately 11 acres. The fields have water, access from the adjacent boundary lane and include a naturally fed pond developed to provide a haven for wildlife and mature trees including oak, ash, sycamore and cherry. Parks Farm enjoys full shooting rights.

Built in 2005, the detached garage block offers a garage and store room. Accessed by external steps, the upper floor has two connected rooms suitable for a variety of uses such as office, gym, workshop, hobbies room or additional accommodation (subject to any necessary consents).



Parks Farm

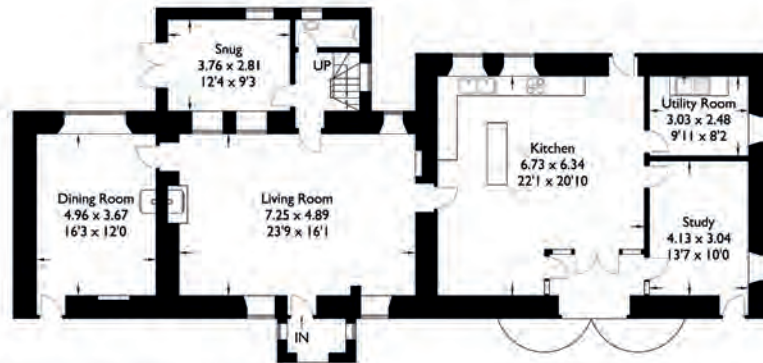
Approximate Gross Internal Area : 248.73 sq m / 2677.30 sq ft

Garage : 96.50 sq m / 1038.71 sq ft

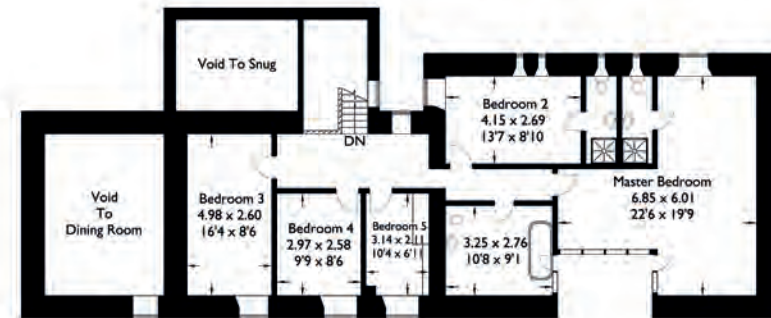
Total : 345.23 sq m / 3716.02 sq ft



Restricted Head Height



Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

On the road

Brigsteer	1.5 miles
Crosthwaite	1.9 miles
Kendal	4.5 miles
Bowness on Windermere	7.6 miles
Cartmel	12.9 miles
Manchester	

Transport links

Oxenholme (railway station)	5.4 miles
M6 J36	7.7 miles
Manchester airport	82.6 miles
Liverpool airport	88.1 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Schools

Primary

Crosthwaite CoE Primary School

There is a selection of primary schools in Windermere and Kendal as well as independent schooling at Windermere School and Sedbergh Preparatory School (at Casterton)

Secondary

The Lakes School, Troutbeck Bridge

The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Windermere School and Sedbergh School (both Independent)

Further Education

Kendal College

Lancaster and Morecambe College

Lancaster University

University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)

Directions

[what3words investors.guests.cassettes](#)

Use Sat Nav **LA8 8AZ** with reference to the directions below:

Leaving the M6 at J36, take the A591 signposted Windermere/Kendal. Leave the dual carriageway at the first exit signposted Barrow/Milnthorpe and proceed down the slip-road to the roundabout, take the first exit onto the A590. From here, follow signs and turn right for Levens. Once in Levens, follow signs for Brigsteer. Passing the Wheatsheaf Inn on the left, turn left onto Brigsteer Brow, passing the village hall on the right. Continue as the road leads out of the village. There are three turnings on the left, the driveway to Parks Farm follows, it is next to a telegraph pole, black metal gate and post box.

Internet Speed

Broadband

Ultrafast speeds potentially available from Openreach of 1800 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: EE, Three, O2 and Vodafone are all reported as providing 'limited' services for both Voice and Data.

Outdoor: EE, Three, O2 and Vodafone are reported as providing 'likely' services for both Voice and Data.
Broadband and mobile information provided by Ofcom.

Please note

The land is grazed by a local farmer on an informal arrangement.
There are no third party rights across the land.

Things to do

Whatever the weather the Lake District has a vast number of attractions to keep the whole family entertained

Places to visit

Lake District National Trust locations include Beatrix Potter’s house Hill Top, Wray Castle, the steam yacht Gondola on Coniston Water, Claife Viewing Station on the shores of Lake Windermere and Townend, Troutbeck Theatres at The Old Laundry in Bowness on Windermere, The Brewery in Kendal and Theatre by the Lake in Keswick
Cinemas and live music at Zeffirellis and Fellinis, both in Ambleside and The Brewery in Kendal
Blackwell, the Arts & Crafts house by Baillie Scott, Bowness on Windermere
Jetty Museum, Windermere
Cartmel Racecourse, a small national hunt racecourse in Cartmel
Holehird Gardens, home of the Lakeland Horticultural Society

Sport and recreation

Crosthwaite & Lyth Tennis Club
Crosthwaite Crown Green Bowls Club
The area is popular with cyclists as there are many recognised routes locally including the Bay Cycleway, the Walney to Wear Cycle Way and the New Cumbria Cycleway
Royal Windermere Yacht Club and Windermere Motor Boat Racing Club, both in Bowness on Windermere
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in the lakes and tarns
Golf courses at Windermere, Crook, Kendal, Burneside and Grange over Sands
Spa and gym facilities at several local hotels
Grizedale Forest - endless forest trails with unique sculptures to explore on two wheels, foot or horseback. Events, music and arts as well as Go Ape tree top courses.

Places to eat

A food lover’s paradise, there’s a wide choice of places to enjoy dining out

Informal dining, cafes and pubs

The Black Labrador, Underbarrow
The Punch Bowl, Crosthwaite
The Brown Horse, Winster
The Derby Arms, Witherslack
The Hare and Hounds Inn, Bowland Bridge
Hare & Hounds and Levens Kitchen, both at Levens
The Strickland Arms and Low Sizergh Barn Farm Shop Café, both at Sizergh

The Cavendish Arms, Cartmel

Fine dining restaurants

L’Enclume and Rogan and Co, both at Cartmel
Heft, High Newton
Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere

Great walks nearby

With an acreage of this size, you can happily exercise your dogs without leaving the property. Venturing further afield, there’s hardly any need to get in the car when it comes to walking from the door with a network of lanes, bridle paths and footpaths all linking up to provide a wide variety of routes. A daily dog walk for the owners is Scout Scar (sometimes known as Underbarrow Scar), from here, there is a great outlook across the Lyth Valley to the higher fells of Coniston Old Man on the left and Bowfell and the Langdale Pikes on the right.

This is great walking country, if you seek more of a challenge there are 214 Lakeland fells to conquer, as featured in Alfred Wainright’s book “The Outlying Fells of Lakeland”.

Services

Mains electricity and water. Oil fired central heating from a Worcester boiler in the utility room. Electric Aga. Underfloor heating in the dining room and snug. Private drainage to a tank (installed in 2024) located within the grounds. Security alarm.

Guide price £1,500,000

Council Tax band D

Tenure
Freehold

Included in the sale

Fitted carpets, curtain poles, blinds and integral kitchen appliances comprising: Siemens dishwasher, deDietrich five plate induction hob, Bosch electric oven and the Siemens microwave. Available by way of further negotiation are free standing kitchen appliances including the Aga fridge freezer and the washing machine and tumble dryer (both Bosch). Curtains and light fittings are specifically excluded.

Local Authority

Westmorland and Furness Council



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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