



St. Helena, Egremont, CA22 2EL

Guide Price £795,000

PFK

St. Helena

The Property:

Nestled at the end of a private lane and surrounded by approximately 10 acres of stunning countryside, St. Helena offers a rare blend of traditional charm, modern comfort, and outstanding equestrian facilities. Despite its wonderfully private setting, the property remains conveniently close to the market town of Egremont, with far reaching views across open countryside to the Ennerdale fells and Dent. The delights of the Lake District National Park are also within easy reach. Impeccably maintained by the current owners, this traditional farmhouse is perfectly suited for those seeking space, tranquility, and the practical features essential for rural or equestrian living.

Inside, the accommodation is incredibly spacious and thoughtfully laid out. A generous entrance hallway leads into a large lounge that spans the depth of the property and features a picturesque window overlooking the paddocks - ideal for watching over your horses. The ground floor also includes a useful utility room, cloakroom/WC, a well appointed breakfast kitchen with superb views towards Egremont, a separate dining room, and a cosy snug. Upstairs, there are six bedrooms (some currently used as office space), two modern bathrooms, and an additional storage room. Every bedroom enjoys its own unique view across the grounds or surrounding landscape.



St. Helena

The property continued....

Externally, the property truly excels. Double gated access leads onto a spacious driveway with off road parking for multiple vehicles. A small, single storey stone barn just beside the house offers excellent potential for conversion (subject to planning), while a large agricultural barn provides substantial storage space - perfect for vehicles, machinery, or further development. The equestrian facilities are exceptional, with a full block of seven traditional stables, haystore, tack room, and ample room for grazing across the expansive paddocks. There's also a pond, traditional garden and patio areas, and a variety of outbuildings.

Whether you're an equestrian enthusiast, a smallholder, or simply seeking a peaceful countryside lifestyle, St. Helena represents a truly unique opportunity - a home that blends character, practicality, and endless potential, all within one of the most unspoiled areas of the Lake District.





St. Helena

Location & directions:

Egremont is a historic market town located on the western edge of the Lake District, just a few miles from the Cumbrian coast. Known for its Norman castle ruins, traditional high street, and strong community feel, the town offers a good range of local amenities including shops, schools, pubs, and a weekly market. Egremont is also well connected by road, making it a convenient base for access to nearby towns like Whitehaven and Cleator Moor, as well as the stunning scenery of Ennerdale and the wider Lake District National Park. It's a town that balances heritage, practicality, and proximity to both coast and countryside.

Directions

The property can be located using CA22 2EL or What3words///prefect.jungle.haunts



- Private rural setting with approx. 10 acres & stunning views
- Spacious 6 bed farmhouse with versatile living space
- Council Tax: Band D
- Tenure: Freehold
- EPC rating D

ACCOMODATION

Entrance Vestibule

Approached via obscured glazed UPVC door, with matching side panel and obscured window to side, double glazed wooden doors lead into the hallway, door to cloakroom/WC, radiator and LVT flooring.

Cloakroom/WC

5' 3" x 4' 8" (1.61m x 1.42m)

Fitted with close coupled WC and corner wash hand basin. Oil boiler (the boiler was installed in 2021 and we have been advised by the owner that it is serviced annually), small window to front.

Entrance Hallway

A bright entrance hallway with two large storage cupboards, radiator, LVT flooring and doors to accommodation.

Lounge

22' 5" x 17' 4" (6.83m x 5.29m)

A bright reception room with windows spanning the full width of the room to the rear providing views over the property's land, further window to rear elevation. Attractive wood burning stove set in feature brick surround, radiator and insulated real wood flooring.

Utility Room

9' 0" x 7' 7" (2.74m x 2.31m)

Fitted with a range of contemporary matching wall and base units with complementary work surfacing incorporating a 1.5 bowl stainless steel sink and drainer. Plumbing for washing machine and tumble dryer, space for fridge/freezer. Small obscured window.



Kitchen

11' 7" x 19' 5" (3.53m x 5.93m)

Positioned at the heart of the home, the kitchen offers a great sociable space, fitted with a range of modern matching wall, base and full height units, with breakfast bar seating area, dresser and complementary work surfacing with matching splashback. High quality integrated appliances include a double electric oven at eye level, electric hob, dishwasher, fridge and 1.5 bowl stainless steel sink and drainer. Two windows overlooking the gardens to the front of the property, radiator, karndean flooring and door leading to dining room.

Dining Room

11' 3" x 11' 6" (3.44m x 3.50m)

A second bright reception room with window to front elevation with window seat, composite door leading out to the front gardens, electric stove set in tiled reset with solid wood mantel. Wooden flooring, radiator.

Inner Hallway

Stairs to first floor accommodation with useful cupboard below, LVT flooring and door to reception room/office.

Office/Snug

8' 11" x 8' 6" (2.72m x 2.59m)

Currently set up as a snug but could be used as a home office, playroom or ground floor bedroom as required. Benefitting from window and radiator.

FIRST FLOOR LANDING

Stairs lead from an attractive half landing with large window to the first floor landing. Doors to accommodation.

Family Bathroom

9' 8" x 8' 5" (2.94m x 2.56m)

Fitted with contemporary four piece suite comprising close coupled WC, wash hand basin set on vanity unit, bath and PVC panelled corner shower enclosure with mains shower. Obscured window, fully tiled walls, radiator, chrome towel rail and wooden flooring.



Bedroom 1

11' 9" x 11' 10" (3.59m x 3.61m)

Spacious double bedroom with window to front providing fantastic views over rolling countryside, and a radiator.

Bedroom 2

10' 1" x 12' 1" (3.08m x 3.69m)

Double bedroom positioned to the front of the property and enjoying fine countryside views, radiator and LVT flooring.

Inner Landing**Bedroom 5/Office**

6' 7" x 8' 2" (2.00m x 2.50m)

Currently utilised as an office but could be a further bedroom, with radiator and window to the rear overlooking the property's land.

Bedroom 3

11' 9" x 8' 10" (3.58m x 2.70m)

Double bedroom with radiator and window to rear offering views over rolling countryside and towards Egremont.

Bedroom 6/Office

7' 8" x 8' 9" (2.33m x 2.66m)

Currently utilised as an office but suitable as a bedroom if required. Window to rear overlooking the property's land, radiator and laminate flooring.

Inner Landing 2

This area offers a further bedroom and a shower room and would be perfect for use as guest accommodation or a dependent relative, with a large undereaves store room offering further possibilities for conversion (subject to permission). Featuring 2 Velux windows, LVT flooring, radiator and doors to bedroom 4 and shower room.

Bedroom 4

15' 1" x 8' 10" (4.59m x 2.68m)

A large double bedroom with large window to the side offering fine views over rolling countryside, with window seat, radiator and wooden flooring.



Shower Room

6' 7" x 8' 8" (2.00m x 2.63m)

Fitted with stylish white suite comprising concealed cistern WC and wash hand basin both set on contemporary gloss vanity unit, and large corner shower enclosure with mains shower and feature marbled splashback, modern radiator and LVT flooring.

Storage Room

18' 4" x 6' 4" (5.59m x 1.92m)

With some restricted head height. Benefitting from a radiator.

EQUESTRIAN FACILITIES

St. Helena's offers an exceptional range of equestrian facilities, set within approximately 10 acres of well-maintained land. The acreage is divided into multiple paddocks, all securely fenced — some with electric fencing — providing flexible turnout options. All field gateways feature hard standings and the set up permits winter turnout pens to be accommodated. There is also a Prime Stables field shelter in one turnout pen which features its own sandpit. A large, well-drained riding arena with Flexi-Ride surfacing offers excellent schooling space, while a substantial hard-standing yard serves as the heart of the equestrian operation. The yard is home to two block-built stable buildings, comprising a total of seven individual stables and a dedicated tack room, offering secure and practical accommodation for horses and equipment alike.

Stone Outbuilding

10' 9" x 8' 8" (3.28m x 2.64m)

An attractive stone outbuilding positioned to the rear of the property offers possibilities for future conversion subject to planning permission being granted. Currently used for storage and benefiting from an electric supply.



Agricultural Building

60' 10" x 30' 5" (18.54m x 9.28m)

Suitable for storage of vehicles, machinery, equipment and hay.

Stable Block 1

Block built stables – Double door store which could be converted to a stable: 12'0" x 11'8" (3.66m x 3.56m) Stable 1: 11'3" x 14'0" (3.44m x 4.27m) Stable 2: 15'2" x 16'3" (4.64m x 4.96m) Stable 3: 12'9" x 12'7" (3.90m x 3.85m)

Stable Block 2

Block built stables: Stable 4: 12'1" x 14'10" (3.70m x 4.54m) Stable 5: 12'2" x 11'10" (3.72m x 3.61m) Stable 6: 12'3" x 11'10" (3.74m x 3.62m) Stable 7: 12'1" x 10'6" (3.70m x 3.22m) Tack Room: 12'0" x 7'10" (3.67m x 2.39m)





EXTERNALLY

Garden

The stunning formal gardens at St. Helena's provide a truly idyllic setting, with expansive lawns to the front and side of the property, framed by mature trees and established hedging. A charming nature pond adds to the tranquil atmosphere, attracting local wildlife and enhancing the natural beauty of the surroundings. These superb outdoor spaces offer a safe and scenic environment for families to relax, entertain, and enjoy the outdoors throughout the seasons. There are outside power sockets for power tools and EV charging, and a useful wash station with warm water for washing dogs or horses.

DRIVEWAY

6 Parking Spaces

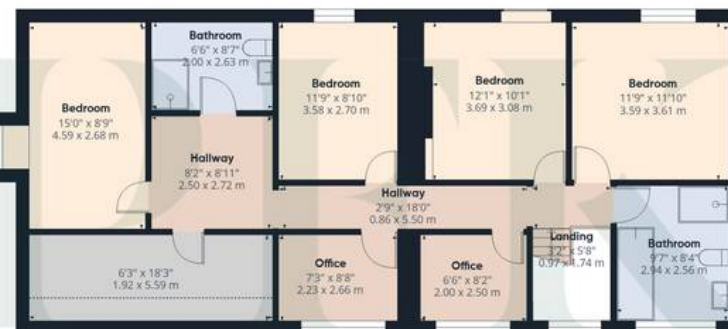
A gated entrance opens onto a spacious gravelled driveway, offering ample offroad parking for multiple vehicles. Beyond this, there is direct access to the stable yard and agricultural barn, with additional space perfectly suited for parking horseboxes, trailers, and agricultural machinery. The layout provides both convenience and functionality for day-to-day equestrian use.







Floor 0 Building 1



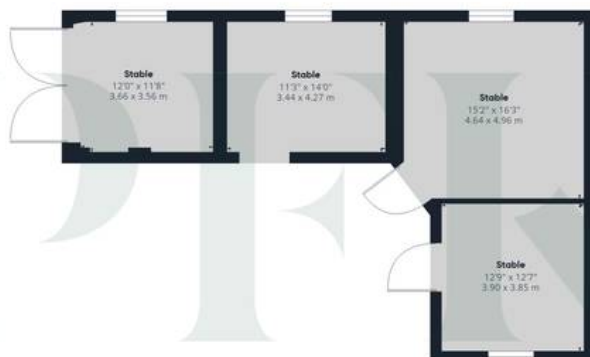
Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Floor 0 Building 5

Approximate total area⁽¹⁾

5481 ft²

509.1 m²

Reduced headroom

33 ft²

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ADDITIONAL INFORMATION

Services

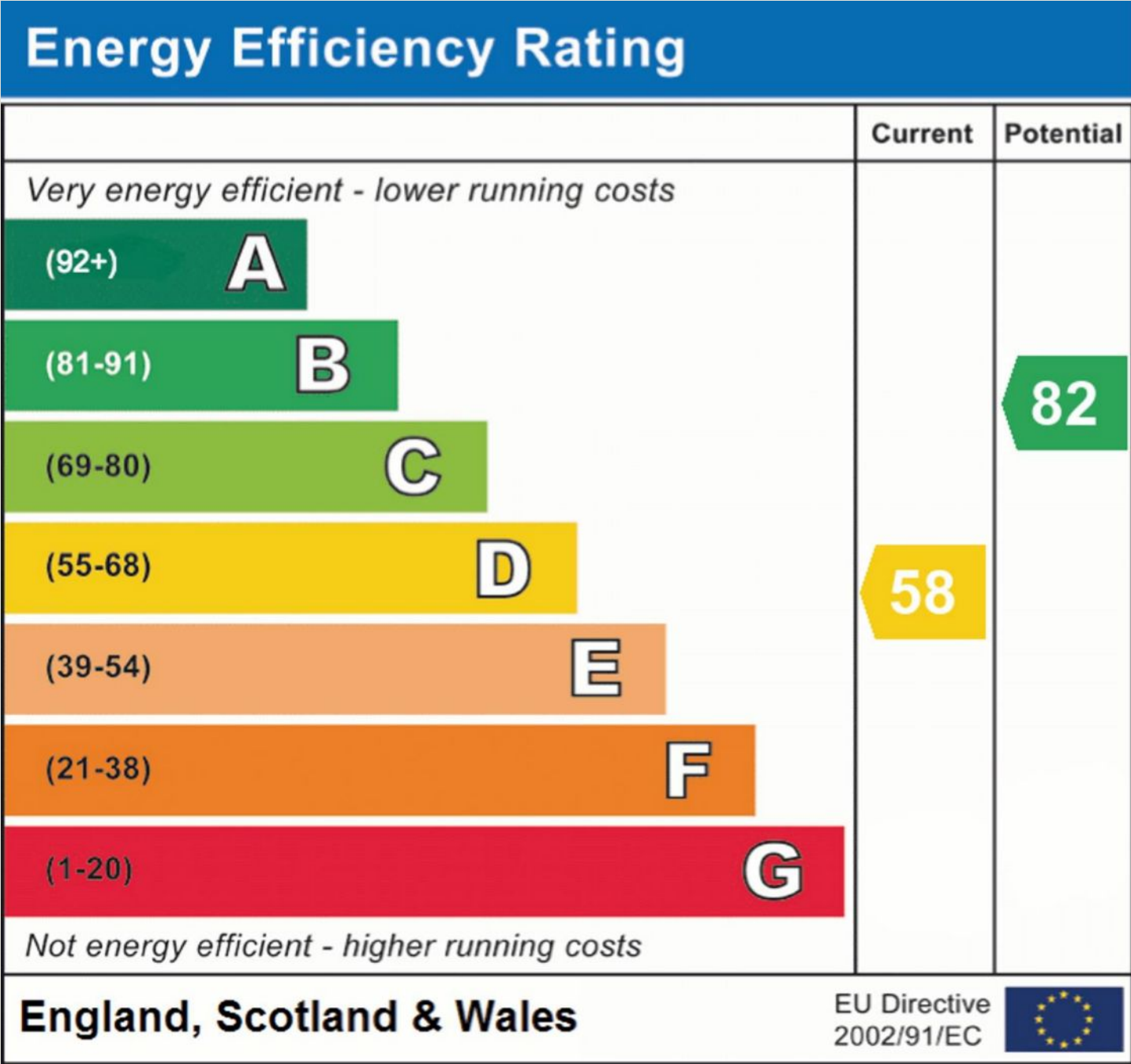
Mains electricity, water and septic tank drainage. Oil fired central heating and double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral 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 :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





PFK Estate Agency Cockermouth

68 Main Street Cockermouth, Cumbria - CA13 9LU

01900 826205

cockermouth@pfk.co.uk

www.pfk.co.uk/

PFK

