

Rookin Farm

HUTTON JOHN | PENRITH | CUMBRIA



FINEST
PROPERTIES



A stunning traditional Cumbrian farmhouse in an
idyllic rural setting with outbuildings, land and
woodland extending to over 2.5 acres

Penriddock 0.9 miles | Pooley Bridge 4.9 miles | M6 Junction 40 Redhills 5.6 miles | Penrith 7.0 miles
Keswick 11.7 miles | Carlisle 20.8 miles





Accommodation in Brief

Ground Floor

Porch | Sitting Room | Hall | Kitchen | Sun Room | Snug | Rear Porch
Utility Room | WC | Pantry | Dining Room | Craft Room | Workshop
Store Room | Garden Store

First Floor

Principal Bedroom | Dressing Room | Store Room | Shower Room
Three Further Bedrooms | Bathroom

Externally

Paved & Gravelled Driveway | Car Ports | Garden | Patio | Greenhouse
Vegetable Patch | Orchard | Paddocks | Woodland | River Frontage
Barn & Outbuildings







The Property

Rookin Farm is a perfect example of a traditional Cumbrian stone-built farmhouse with land and a range of outbuildings in an unspoiled countryside location. With a host of original period features in every room, immaculate, lush gardens, paddocks and woodland, and a variety of outbuildings and barns with potential, the opportunities to create a dream country life here feel endless.

A glazed front porch opens into the sitting room with delightful original features: exposed wooden beams, an impressive stone inglenook fireplace with woodburning stove and a built-in storage nook beside it. The sitting room leads through into a hall which in turn opens into the wonderful farmhouse kitchen with stone flagged floor, solid oak units, oak and slate worktops and ample room for a table and chairs. A Belfast sink and range cooker continue the traditional farmhouse kitchen feel, plus there is an integrated modern oven and space for a fridge/freezer. The kitchen opens into a bright, airy sun room with views and double doors out onto the gorgeous garden and fields beyond, and just off the sun room is a pleasant little snug.

Back in the hall, a rear porch heads out into the garden and provides ideal storage for coats and muddy boots. Past the staircase up to the first floor is a formal dining room with a door leading through into what is currently set up as a craft room, but that offers a variety of uses. Opposite the dining room is a useful utility room with sink, open to a pantry plumbed for a washing machine. The pantry also houses a separate WC.

Accessed independently to the living accommodation is incredible versatile outbuilding space covering a workshop, a store room with staircase to a further first floor store room, also accessed via the principal bedroom, and a garden store with sink and direct access to the rear of the house.

These could be set up as further living accommodation, a separate annexe or a holiday cottage, for example. There is existing planning granted on most of this area to provide accommodation and interested parties may wish to explore this (Westmorland & Furness Council planning ref. 07/3045)

To the first floor is a beautiful, spacious and luxuriously appointed principal bedroom with dressing area and exposed timbers. The shower room beside the principal bedroom is equally well-appointed with a curved shower cubicle and the sink on a charming period marble-topped wooden pedestal. The three further bedrooms are all spacious and decorated in a neutral palate, ready to move straight into, and the family bathroom features a modern freestanding bath with shower above, unit basin and WC. This bathroom, the landing and all of the bedrooms enjoy stunning countryside or garden views.





Externally

Rookin Farm is approached via a gated paved and gravelled driveway, offering an abundance of parking for a number of vehicles. A barn has also been converted into a smart, modern, wooden clad car port providing covered parking and storage for even more vehicles. Beside this are several original stone-built outbuildings ripe for storage or potential conversion for a home office or gym, for example. An open-sided corrugated metal barn offers further storage options. There is power and lighting to the outbuildings, and also cabling for an electric vehicle charging unit, adding convenience and future-proofing.

Located behind the car port is a lean-to greenhouse, vegetable patch and orchard that reaches down to the river and the stone bridge where the road crosses over it. A picnic bench here offers a peaceful place to enjoy the sounds of the river and maybe even dipping toes in. To the rear of the house, the sun room opens onto a patio area, ideal for outdoor seating and dining, and a beautiful garden that has clearly been lovingly tended, with colourful flowers, manicured hedge with archway and a proper Cumbrian drystone wall.

Beyond the hedge, a paddock stretches off under the mature trees and down to the edge of the river, and across the road from the property a further paddock is accessed via a gate. Rookin Farm covers approximately 2.60 acres in total.





Local Information

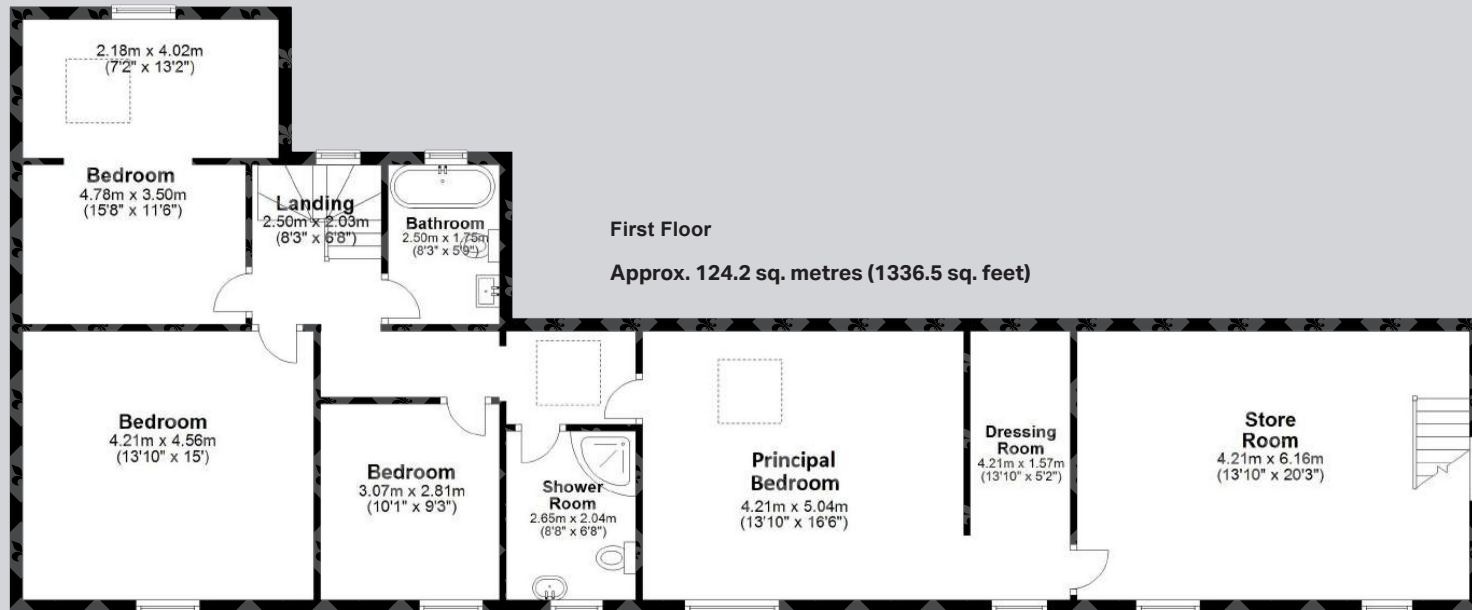
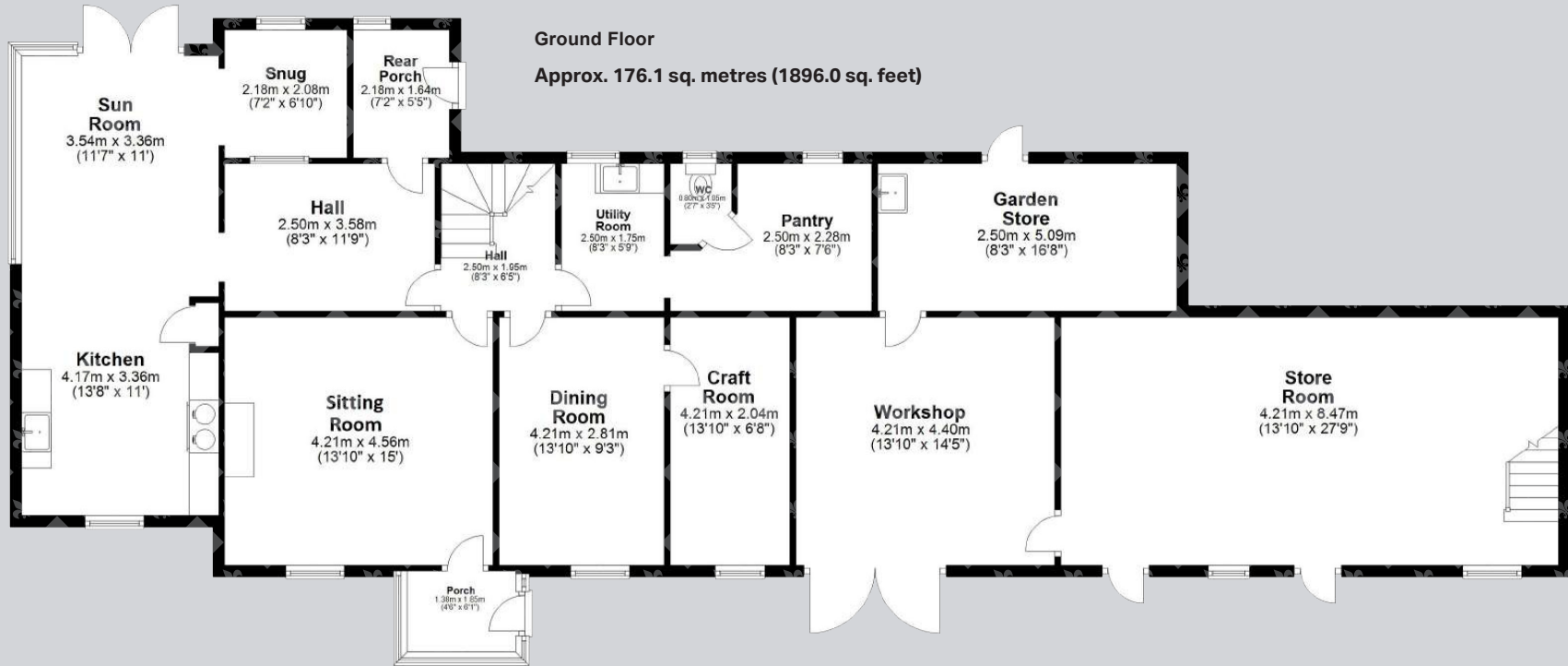
The nearby village of Penruddock sits in a picturesque position within the Lake District National Park, just north of Ullswater and only five miles from J40 of the M6. The traditional village has a country pub, restaurant, village hall and a nice community with social events. The area is wonderful for leisure and tourism with lots of walking and sailing nearby.

The regional centre of Penrith is within easy reach and provides comprehensive cultural, educational and recreational opportunities, along with excellent shopping facilities. There are primary schools in the villages of Penruddock, Stainton and Greystoke, along with a separate pre-school in Penruddock. There is an excellent choice of secondary schooling nearby with Ullswater Community College, Queen Elizabeth Grammar School and Keswick School.

For the commuter, the A66 and M6 are both within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow and Edinburgh in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.



Floor Plans



Total area: approx. 300.3 sq. metres (3232.5 sq. feet)

Directions

From M6 Junction 40 take the A66 west towards Keswick. After 0.8 miles, at the roundabout take the third exit to stay on the A66. Continue for 3.7 miles and then take a left turn, signposted Hutton. Follow this road for approximately 0.5 miles then turn right at the junction, again signposted for Hutton. Continue for a further 0.3 miles to the next junction and turn left. Follow the road as it curves round to the right and the entrance to Rookin Farm is on the right-hand side.

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. Drainage to septic tank. Oil-fired central heating.

Postcode

CA11 0LZ

Council Tax

Band D

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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