

Lobbs

TROUTBECK | PENRITH | CUMBRIA



**FINEST**  
PROPERTIES



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A beautifully renovated 17th century farmhouse  
with land in a breathtaking Lakeland setting

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Threlkeld 3.9 miles | Keswick 7.6 miles | Penrith 11.8 miles | M6 Junction 40 10.4 miles  
Windermere 22.7 miles | Carlisle 24.6 miles





## Accommodation in Brief

### Ground Floor

Sitting Room | Kitchen | Dining Room | Snug | Utility Room/Boot Room  
Three Bedrooms | Bathroom | Store Room

### First Floor

Bedroom with Dressing Area | Fifth Bedroom | Shower Room

### Externally

Parking | Stone-Built Barn with Stables & Stores | Shepherd's Hut  
Detached Garden Office | Gardens | Treehouse  
Outdoor Entertaining Areas | Hot Tub | Land of Around 24 Acres







## The Property

Lobbs is a gorgeous traditional Lakeland farmhouse with a history reaching back to the 17th century. Located within the iconic Lake District National Park, a stunning UNESCO World Heritage Site, the property has been recently renovated and updated with the greatest of care to retain all of its charm and character, married with luxurious modern quality and elegant décor throughout. Sensational views take in magnificent unspoiled countryside including mighty Blencathra. Generous and pretty gardens are home to a substantial stone-built barn, a shepherd's hut, detached garden office and a wonderful treehouse. Beyond the gardens there are around 24 acres of land with a mixture of woodland and grazing. In addition, there is planning permission to convert agricultural land to further garden space with a detached garage, and also permission for a new agricultural building.



The ground floor hosts three beautiful and inviting reception rooms. The sitting room features a vaulted ceiling with exposed beams, filled with natural light and a lovely open atmosphere. To one end is a timber clad feature wall with a woodburning stove, and at the opposite end French doors open to the patio with spectacular views. There is further reception space in the cosy yet generous snug, while the dining room provides a handsome formal entertaining room. The kitchen is fitted with an abundance of bespoke cabinetry with high quality integrated appliances and granite worksurfaces. The breakfast bar has an attractive contrasting oak worksurface that complements the oak splashbacks. The kitchen is served by a utility room/boot room with more storage, additional sink and space for white goods. This is the perfect spot for muddy boots and warm coats after a day exploring the glorious surroundings.

A ground floor hallway links to three bedrooms, and there is even a cosy nook off the hall with space for a quiet reading corner. The largest of the bedrooms has a vaulted ceiling and fabulous triple aspect with sliding doors that open to the gardens. The expansive double bedroom has space for comfortable seating. Two further bedrooms are finished in tasteful and relaxing colour palettes. The ground floor bedrooms are served by a luxurious bathroom with contemporary suite comprising freestanding bath, twin wash hand basins set on a vanity unit, WC and heated towel rail.

The elegant staircase rises from the dining room to the first floor landing and two further bedrooms. Both bedrooms are beautifully appointed and one has an adjoining dressing area. These bedrooms are served by a shower room with another superb contemporary suite and striking modern shower tiling.







## Externally

Lobbs occupies a truly idyllic location amidst gardens of over 2 acres and further land of around 21.5 acres. On approaching the property there is ample private parking for several vehicles. The delightful gardens are laid out with a variety of different areas, from lawns and outdoor entertaining areas to established woodland that hides an amazing children's treehouse. The patio with hot tub brings a touch of indulgent luxury and fun.

An impressive shepherd's hut is tucked within the gardens offering a host of possibilities to interested parties. There is also a detached garden office with power and heating, allowing the complete separation of home and work life and the opportunity to work in inspiring surroundings.

To the front of the house is the grand stone-built barn, rebuilt in 2006 and currently maintained as an historic agricultural building, with a mix of stables and stores over two floors. The barn could offer further development potential, subject to securing the necessary consents.

The property overlooks sweeping open grazing land, reaching west to a section of Mosedale Beck, a designated Site of Special Scientific Interest, where established woodland on the embankment forms the western boundary of the property. This is an incredible opportunity for anyone looking for a change of lifestyle, with potential to generate an income stream. The appeal is endless in this haven of wildlife, wildflowers, bubbling becks and dramatic fells.





## Planning Permission

Lobbs benefits from planning permission to further develop the property if required. Permission has been granted for the change of use of an area of agricultural land to garden space adjacent to the entrance, with the erection of a timber framed detached garage with play room/game room above (Lake District National Park ref. 7/2022/3037). The current owners have installed electricity with water and drainage ready to be connected.

Permitted development has been confirmed for the construction of a new barn for livestock and for storage of agricultural plant and machinery (Lake District National Park ref. 7/2021/3094).

### **Agents Note**

We are advised that a public footpath passes through the site and that the drive is a public bridleway.



## Local Information

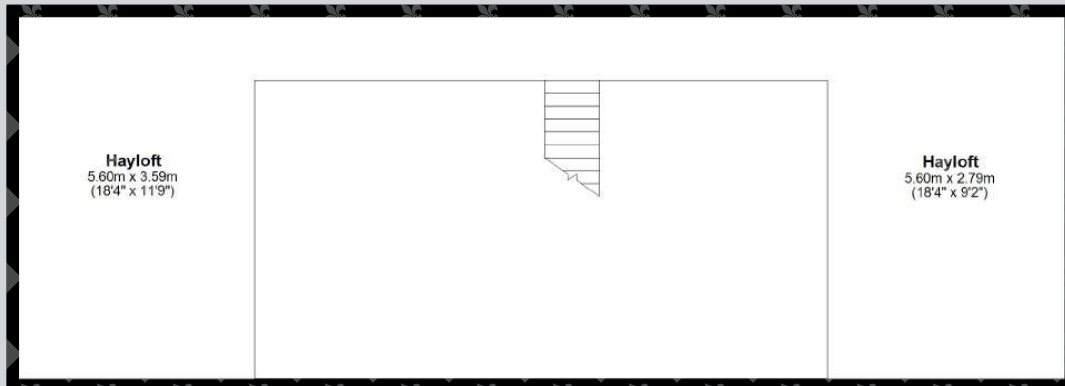
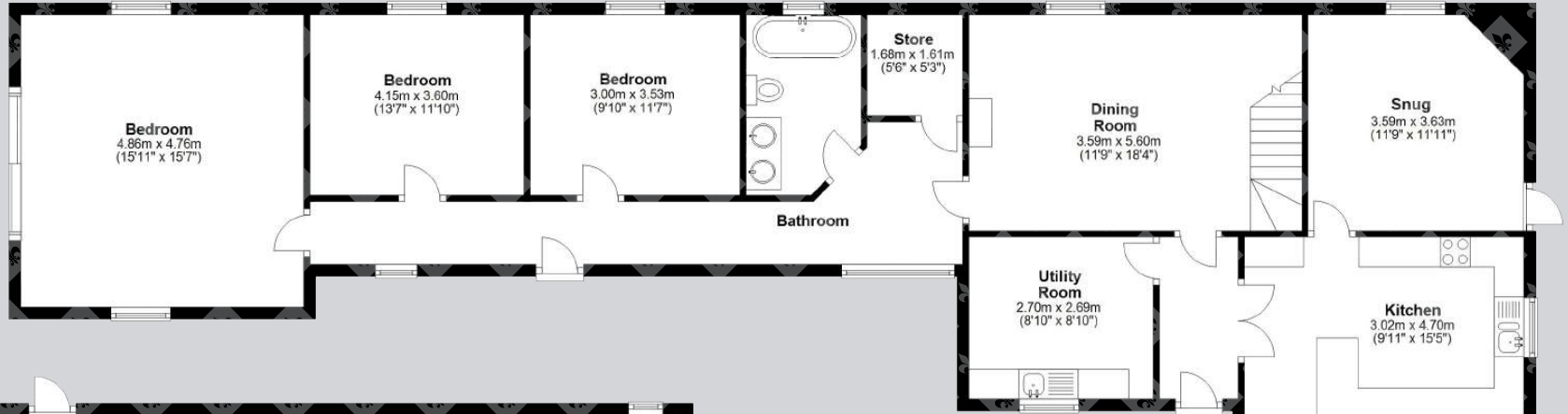
Lobbs is situated within the picturesque Lake District National Park with views to magnificent Blencathra, one of the most famous and magnificent fells in the Lake District. The Lake District National Park is a UNESCO World Heritage site recognised for its beauty, inspiring landscapes and importance in the creation of the National Trust movement. Surrounded by Lakeland Fells and close to both Ullswater and Derwentwater, the area is wonderful for leisure and tourism with lots of outdoor activities including walking and sailing, yet only a few miles from Junction 40 of the M6.

There are quaint Lakeland villages nearby including Threlkeld, a thriving village with a church, two public houses, village hall, golf course and cricket club. A short drive leads to Keswick, a renowned Cumbrian town with a thriving community that provides comprehensive cultural, educational, recreational and shopping facilities. There is the Theatre by the Lake and a lovely independent cinema close to the centre of town. Local amenities include a variety of shops, cafes, restaurants and public houses, as well as hotels, banks, garages, library, post office, doctor and dentist surgeries and a market twice a week. The regional centre of Penrith and the west coastal path are also within easy reach.

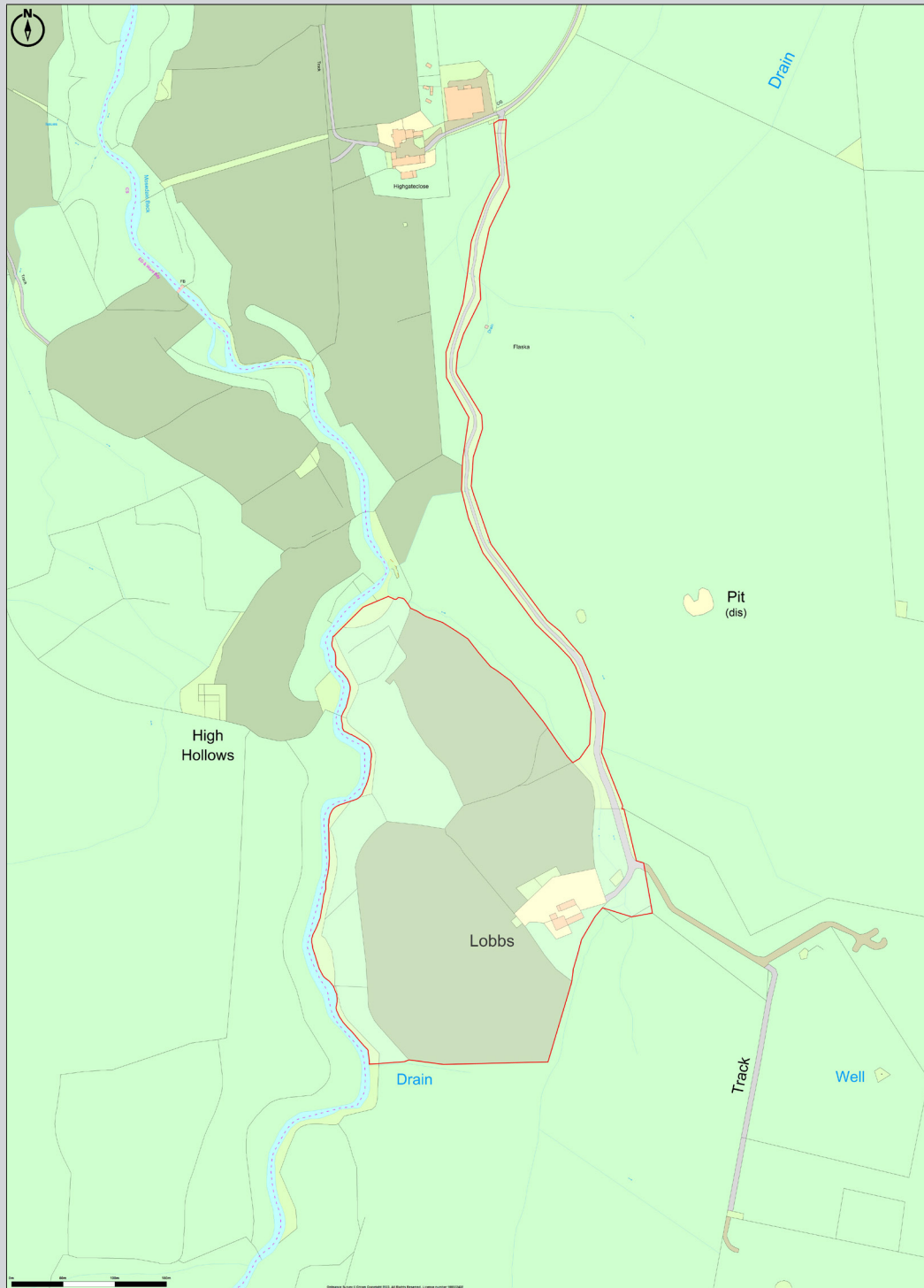
There is a primary school in Threlkeld and further schools in Keswick. There is an excellent choice of secondary schooling nearby with Ullswater Community College, Queen Elizabeth Grammar School and Keswick School.

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 in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

# Floor Plans



Total area: approx. 375.6 metres (4042.9 sq. feet)



## Directions

From J40 M6, take the A66 west towards Keswick. Cross the next roundabout to stay on the A66, continue for 10.5 miles then take the exit left signposted Troutbeck/Dockray/Ullswater. Go past the Troutbeck Inn and take the next road on the right, signposted for Gill Head camp and caravan site. Follow this road for 1.9 miles before turning off to the left. Continue until the end of this track, then turn left and go through the gate signposted 'Lobbs'. Lobbs is located half a mile up this lane. Sat nav will take you close to the property.

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. LPG boiler and heating. Drainage to treatment plant.

Postcode

Council Tax

EPC

Tenure

CA11 0SU

Band F

Rating E

Freehold

## Viewings Strictly by Appointment

T: 015394 68400

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