

## CARRFOOT LODGE

£2,100,000

Rigmaden, The Yorkshire Dales, LA6 2ET

**An exceptional country residence - situated in a private setting surrounded by open countryside and parkland and enjoying the most magnificent views across the Lune Valley towards The Howgills.**

Beautifully refurbished and sympathetically upgraded using the best of modern design, character and period features have been retained. Originally two estate cottages owned by the neighbouring Rigmaden Estate and later combined, the accommodation is generously proportioned with entrance hall, three reception rooms, breakfast kitchen, utility/laundry room, cloakroom and rear hall/boot room. Spacious landing with library, principal bedroom with dressing area and en suite shower room, four further double bedrooms, study/bedroom 6 and house bathroom. Gated entrance leads to a large gravel parking area, integral double garage and garden and wood store. Wonderful private gardens with several outdoor 'rooms' - seating terraces, a formal garden with level manicured lawn and well-stocked herbaceous borders, wildlife pond, gently sloping lawn, wooded area with mature specimen trees and paths winding through and opening up to an area, perfect for a table and chairs to simply sit and enjoy the stunning view.

**Embracing seclusion and splendid views, this is a wonderful setting with great accessibility.**





## Welcome to **CARRFOOT LODGE**

**£2,100,000**

Rigmaden, The Yorkshire Dales, LA6 2ET

Rigmaden is a small, scattered hamlet within the Yorkshire Dales National Park, surrounded by stunning scenery and with the undulating Howgills framing the upper reaches of the River Lune. It has a 'miles from anywhere feel', yet is close to local towns, road and rail links.

The award winning and sought-after Lune Valley market town of **Kirkby Lonsdale** (4.2 miles) offers an abundance of independent shops, popular restaurants and pubs, a post office, bank, churches, doctors' and dentists' surgeries, an opticians, Boots Chemist and a well-regarded Booths supermarket.

Culturally active **Sedbergh** (6.7 miles) offers a good range of local amenities with pubs, restaurants, shops, a large Spar, a weekly market, Tourist Information and two tennis courts.

Further afield, the Cumbrian market town of **Kendal** (9.3 miles) and Georgian city of **Lancaster** (20.2 miles) provide a comprehensive range of educational, commercial and recreational facilities.

When it comes to schooling, there are primary and secondary schools in Kirkby Lonsdale and Sedbergh. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

Around and about, every day is a visual treat, situated in the Yorkshire Dales surrounded by thousands of square miles of moors, valleys and hills, magnificent scenery is all around. Also close by and perfect for day trips are the **Lake District National Park**, the **Lune Valley** and **Forest of Bowland**. The area provides a stunningly scenic natural playground for fans of adventure, fresh air and fun. Sail in the Lakes or explore the coast in the **Arnside and Silverdale AONB** and around **Morecambe Bay Estuary**.

### For travelling further afield

**By car** - access to the M6 is either at J37 (6.2 miles) or J36 (9.9 miles) depending on the direction of travel. For travelling east/west, the A65 is 4.7 miles distant.

**By train** - the nearest station on the west coast main line is at Oxenholme (7 miles) or Lancaster (20.7) with direct trains to London Euston, Glasgow and Edinburgh. Historic Camforth Train Station (15.6 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

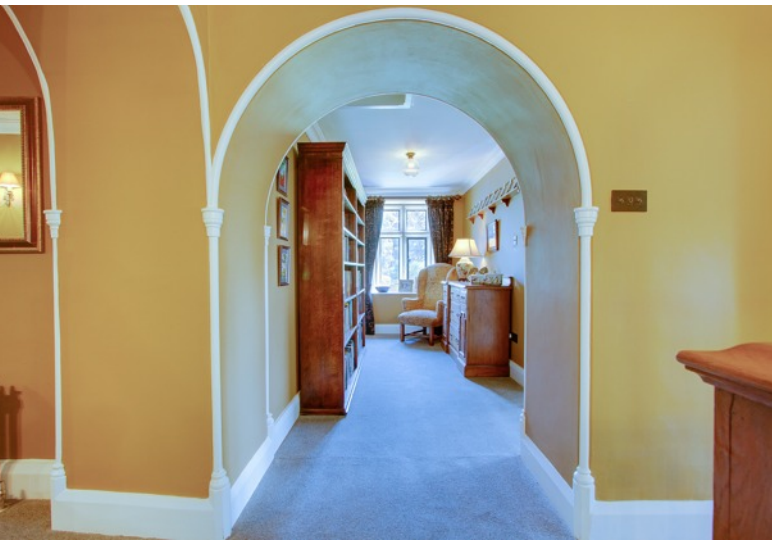
**...and finally, for jetting off** - Leeds Bradford (55.2 miles), Manchester Airport is (84.7 miles) and Liverpool Airport (90.2 miles).

**To find the property** - from Kirkby Lonsdale, take the B6254 towards Kearslick. In Kearslick, turn right over the small bridge and continue in a northeasterly direction for approximately 3.4 miles. Turn right and then immediately right onto a private drive and over the cattlegrid. **Please note** - please do not use the A683 from Kirkby Lonsdale as Rigmaden Bridge across the River Lune is currently closed.

///what3words reference: *secretly.crowds.absorb*







## An exceptional country residence

Set in magnificent private gardens, c 1.5 acres (0.6 hectares) and with stunning views either across the gardens, neighbouring parkland or to The Howgills, Carrfoot Lodge is an impressive country house.

Formerly two cottages and built in c. 1847 serving as accommodation for managers of the neighbouring Rigmaden Park Estate, the two were later combined in the mid 1930's to create one spacious property. After a thorough refurbishment, in 2023, including redressing and relaying the roof with Westmorland slate, the chimneys being rebuilt, windows replaced and fully upgraded internally, the exceptional standard of finish gives much to be admired.

Immaculately and beautifully presented and instantly welcoming for comfortable family living, the house provides spacious, well proportioned accommodation with an approximate gross internal area of 3993 sq ft (371 sq m excluding the garage and cellars). Many of the rooms have tall windows which allow natural light to flood in and frame the magnificent views.

Many of the original features remain (externals doors, four panel internal doors, panelled reveals, ceiling roses, coricing, feature arches, substantial fireplaces and inset display cupboards), and some have been recreated by the current owners.

### *Let us walk you round...*

Come on in to the **hall** with decorative tiled floor and useful understairs storage.

Off here are two of the reception rooms - the triple aspect **drawing room** overlooking the gardens has an open fire and a bay window. The **dining room** also has an open fire and bay window.

An **inner hall** with **cloaks cupboard** and **cloakroom** leads into the **sitting room**, currently used as an office with wood burning stove and bespoke shelving.

The **kitchen** is comprehensively fitted with handmade Thwaite Holme units and island with breakfast bar. Integral appliances comprise a dishwasher and a two oven pewter Aga with adjacent electric module set in a tiled recess. The Belfast sink is strategically positioned to take in the long distance countryside views towards the Howgills.

Keeping the laundry out of the kitchen there is a practical **utility room** with handmade units, broom cupboard, Belfast sink and plumbing for a washing machine. Also off the kitchen is a **hall/boot room** with a built-in cupboard and arched double doors to outside.

An attractive oak staircase with twisted balustrades and half landing leads to the main landing with **library** - with views of the gardens it's a lovely spot to sit and read.

Off the landing are five double bedrooms with bedroom 6 currently being used as a **study**.

The principal suite has a dressing area with built-in wardrobes and large bedroom with further built-in wardrobes. From the stairs leading down to the three piece **en suite shower room**, the view of the Howgills is splendid.

Bedrooms 2 and 5 (currently a gym) are both dual aspect with built-in wardrobes and garden views. Bedroom 3 has a bay window with parkland views and bedrooms 4 and 6 have the glorious open vista to the fells.

The four piece house bathroom has an elliptical shaped bath and walk-in shower. The undereaves cupboard houses the hot water cylinder and ample storage.

Accessed externally, the **cellars** (625 sq ft [58.1 sq m]) have been tanked, rendered, painted and fitted with double glazed windows to provide space for a number of uses, perhaps a gym, teenager's den or simply excellent storage.

### **Outside space**

The gated entrance leads over a cattlegrid and into a large **gravel parking and turning area**. A garden and wood store are situated to the north of the property.

The **double garage** (307 sq ft [28.5 sq m]) has an electric roller door, power, light and electric vehicle charger.

**The gardens are a true delight and a haven for local wildlife** - divided into several outdoor 'rooms', they offer privacy and seclusion.

A wrought iron gate and railings lead through to a south facing gravel and lawn terrace, planted with herbaceous borders and low stone wall with central stone steps leading to a lower level manicured lawn, shrubs, trees and a wildlife pond.

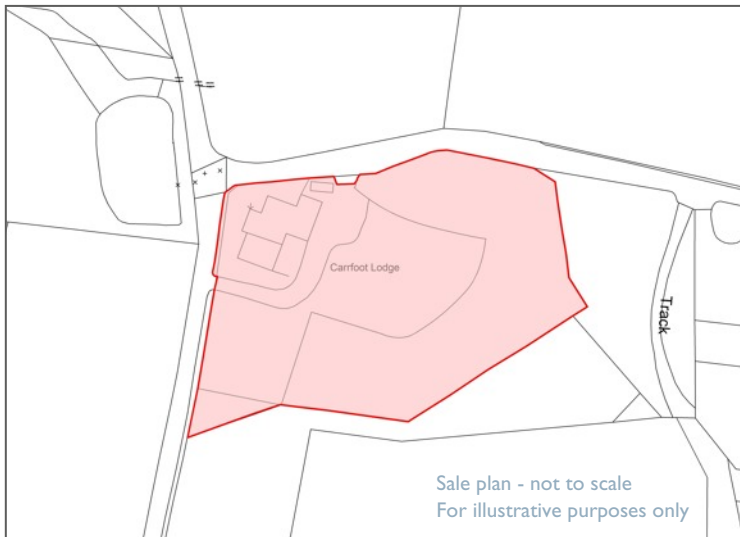
To the east is a flagged terrace, sloping lawn and a wooded area, planted with early spring bulbs including snowdrops, crocus, daffodils and clouds of blue scilla and late spring, bluebells, rhododendrons and azaleas. There is a small timber summerhouse and paths weaving through the specimen trees, opening up to a secluded area, perfect for a bench or a table and chairs from which to enjoy the fabulous vista.

To the north and west, a newly laid flagged path with wrought iron arches and recently planted borders either side; from here the splendid views are of the parkland opposite and up the valley to the Howgills.

# Services and specifications

- Mains electricity
- Oil fired central heating with open fires in the drawing and dining rooms and a wood burning stove in the sitting room/office and cast iron style radiators
- Private drainage to a Klargester treatment plant, shared with the properties at Rigmaden Court
- Private shared water supply from Kitmere Lake with UV filter
- B4RN hyperfast broadband available - check out this great local service at [b4rn.org.uk](http://b4rn.org.uk) - if you work from home, like to download films or have homework to consider - this will make life so much easier as there is unlimited bandwidth for all the family when using at the same time!
- Sun Synk solar/PV panels
- Mullion windows with tempered, heat treated double glazing by Touchstone Glazing Solution of Brighouse
- Bespoke hand painted kitchen, utility room and vanity units in the bathroom, en suite and cloakroom by Thwaite Holme of Carlisle
- Herringbone oak floor in the dining room, kitchen, utility room inner hall and cloakroom
- Fired Earth floor tiles in the hall and hall/boot room and wall tiles in the kitchen, cloakroom, bathroom and en suite
- Porcelain floor tiles in the bathroom and en suite
- Zappi EV charger
- External lighting
- External cold water taps





## The finer details

### Council Tax

Carrfoot Lodge is banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local Authority

Westmorland and Furness Council

W: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

### Planning Authority

Yorkshire Dales National Park Authority

W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

### Please note:

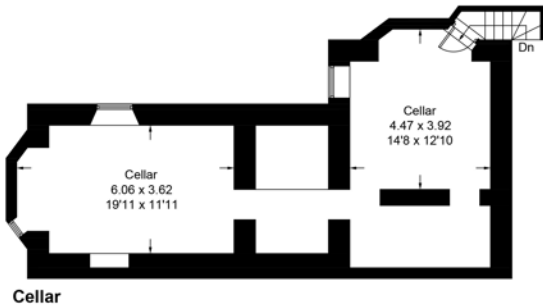
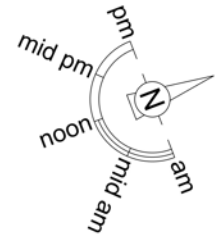
- Carpets, curtain poles, Aga and integral dishwasher are included in the sale
- Available by separate negotiation are the curtains and light fittings.
- Garden furniture, planters and troughs are specifically excluded
- The drainage is shared with all properties in Rigmaden Court. Each owner along with the owner of Carrfoot Lodge contribute to maintenance and upkeep costs.

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID; i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

## Carrfoot Lodge, Rigmaden, LA6 2ET

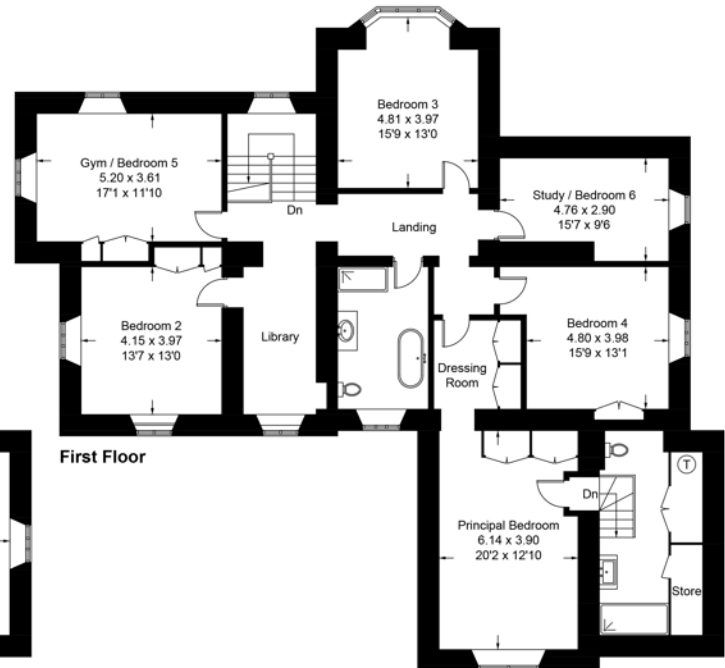
Approximate Gross Internal Area = 371.0 sq m / 3993 sq ft  
 Garage = 28.5 sq m / 307 sq ft  
 Cellar = 58.1 sq m / 625 sq ft  
 Total = 457.6 sq m / 4925 sq ft



Cellar

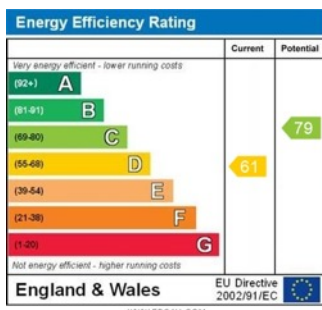


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094233)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.