



Blindcrake

Offers over £500,000

The Old Post Office, Blindcrake, Cockermouth, CA13 0QP

Offered for sale for the first time in over fifty-five years this most appealing substantial Georgian former farmhouse dates from 1755 and occupies an extensive site amounting to almost one acre including a front forecourt, front and rear gardens, adjoining rear paddock and a variety of spacious outbuildings.

The expansive range of accommodation within the main house together with the adjoining outbuildings exceeds 4,000 square feet and offers facilities for undertaking hobbies or adapting to provide extended co-generational family occupancy.

Blindcrake village nestles within the Lake District National Park approximately five miles from Cockermouth and twelve miles from Keswick. The village is located within a designated rural zone which qualifies for official local authority transport routes to catchment schools. Bridekirk Dovenby is the primary school for the immediate parish and is rated good by Ofsted. Cockermouth is the co-educational secondary school for the immediate parish and is also rated good by Ofsted.



Quick Overview

Substantial Georgian former farmhouse dating from 1755

Approximately 0.86 acre site in Blindcrake village within the Lake District National Park

Over 4,000 square feet of accommodation combining the main house and outbuildings
Five miles from Cockermouth and twelve miles from Keswick

Delightful fell views

Four bedrooms plus an en-suite shower room and family bathroom

Four reception rooms

Extensive gardens together with spacious outbuildings and a rear paddock

Double and single garage

Off-road parking for several vehicles

Property Reference: KW0573



Living Room



Sitting Room



Kitchen



Rear Garden

Accommodation

Ground Floor:

Living / Dining Room | Rear Hall | Parlour | Kitchen | Sitting Room | Utility Room | Boot Room | Study | Store | Integral Double Garage & Adjoining Room | Access To First Floor Store Room

First Floor:

Landing | Bedroom 1 / En-suite Shower Room | Additional Staircase From Mezzanine | Bedroom 2 | Bedroom 3 | Bedroom 4 | Family Bathroom | Library / Entertainment Room | Store Room

Outside:

Front Lawned Garden With Mature Planting | Off Road Parking For Numerous Vehicles | Side Driveway | Covered Pergola | Extensive Rear Garden & Paddock | Mature Trees Including Fruit Trees | Detached Single Garage With Two Adjoining Workshops | Covered Potting Area | Shed | Access To Rear Lanning

Services

Mains water, electricity and drainage. Oil central heating. Superfast Broadband.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment only with Hackney & Leigh's Keswick office.

Directions

From Cockermouth proceed on the A595 heading towards Carlisle. After approximately two miles turn right where signposted to Redmain and Blindcrake. Continue ahead through Blindcrake passing the village green and the property is located on the left at the edge of the village.

What3words

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Price

Offers over £500,000 are invited for consideration.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60 (inc. VAT) per individual or £50 (inc. VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc. VAT).



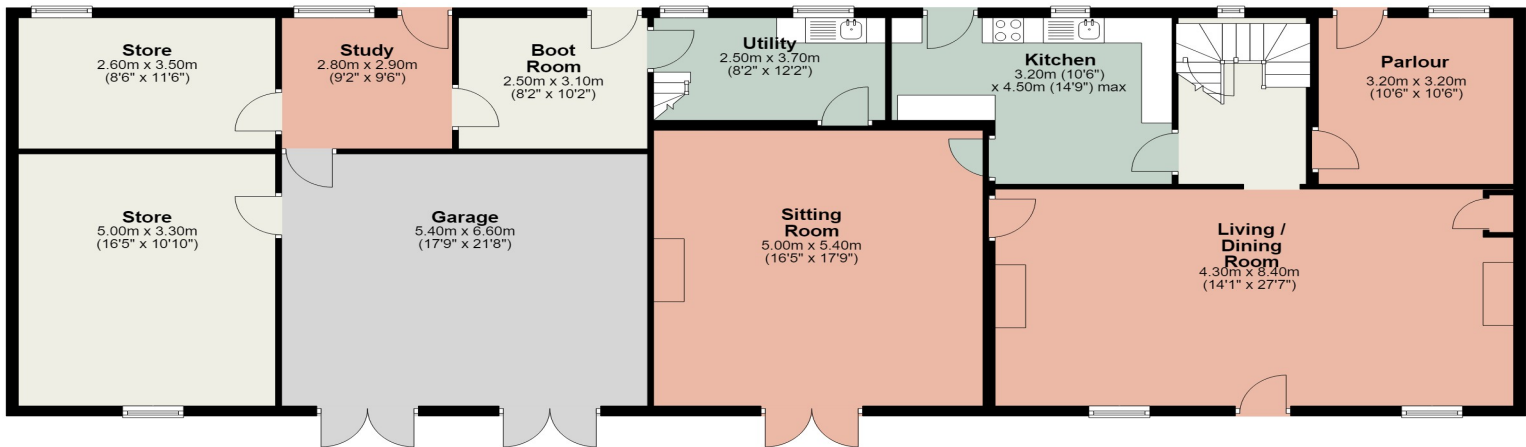
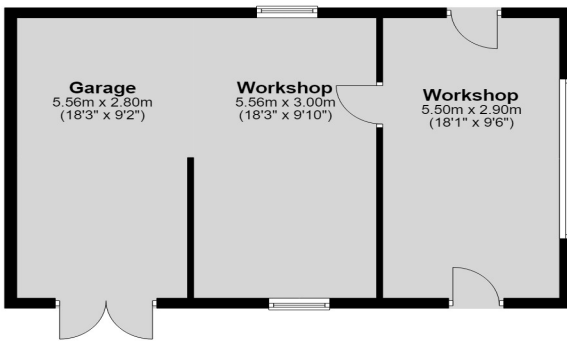
Living Room



Library

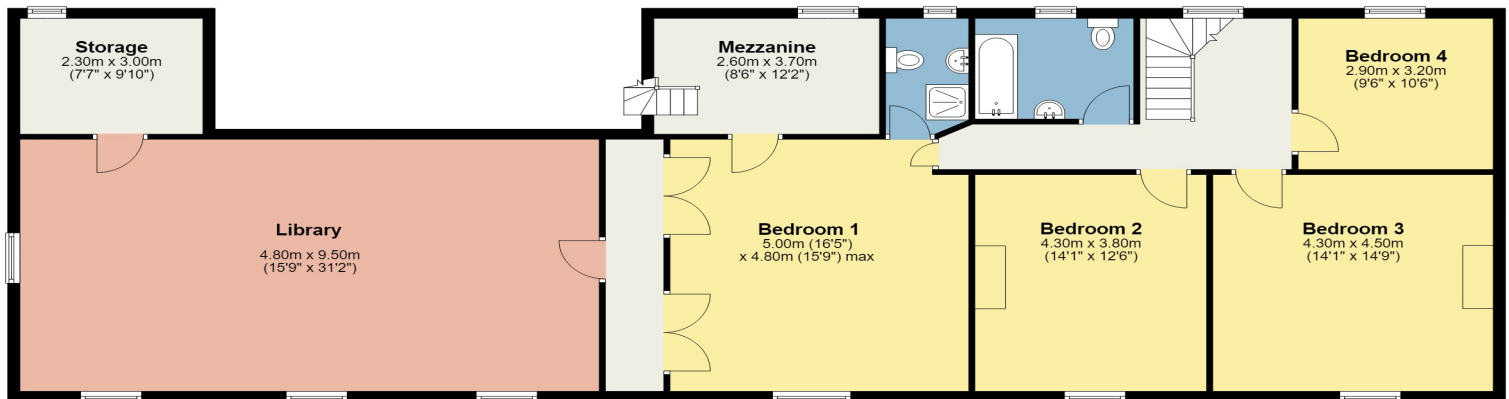
Ground Floor

Approx. 232.7 sq. metres (2504.4 sq. feet)



First Floor

Approx. 158.9 sq. metres (1710.7 sq. feet)



Total area: approx. 391.6 sq. metres (4215.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

The Old Post Office, Blindcrake

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