



**Cracoe Close, Pooley Bridge, CA10 2NG.**

Guide Price £2,000,000

**PFK**

## Cracoe Close

Pooley Bridge, Penrith

Discreetly tucked away at the end of a gated driveway and surrounded by glorious Lakeland countryside, this exceptional country estate is one of those rare properties that remains largely hidden from view, offering an extraordinary sense of privacy, tranquillity and seclusion whilst enjoying breathtaking views towards Ullswater and the surrounding fells.

At the heart of the estate stands an elegant five bedroom principal residence, beautifully proportioned and complemented by three bathrooms, a magnificent games room, dedicated office and versatile living space, perfectly suited to modern family life and entertaining on a grand scale.

Set within the grounds are two cottages, providing superb flexibility for multi-generational living, guest accommodation, holiday letting or an additional income stream. One cottage offers three bedrooms, whilst the second provides two bedrooms, each enjoying its own gardens enclosed by mature hedging and established trees.





## Cracoe Close

The beautifully maintained grounds extend to approximately **4.947 acres**, forming a stunning backdrop to the property. Sweeping lawns, mature woodland, trees and colourful, well stocked borders combine to create a series of picturesque garden spaces, whilst a productive walled kitchen garden offers the perfect opportunity for home-grown produce. Pathways lead to an elevated terrace with a delightful circular sunken seating area, perfectly positioned to appreciate the spectacular outlook. Beyond, the traditional ha-ha allows uninterrupted views to flow effortlessly across open countryside towards the waters of Ullswater and the lakeland fells beyond.



Completing the estate is a garage with first floor office, ample parking and a sweeping driveway that encircles the principal residence, enhancing both its grandeur and practicality.

For purchasers seeking to create an even more substantial holding, there is also the opportunity to acquire an adjoining parcel of land extending to approximately **0.845 acres**, available by separate negotiation.



## Cracoe Close

The properties enjoy an enviable location close to the picturesque village of Pooley Bridge, nestled at the northern tip of Ullswater within the heart of the Lake District National Park. Renowned for its welcoming inns, cafes, independent shops and access to the lake, Pooley Bridge offers an exceptional lifestyle surrounded by some of England's most spectacular scenery.

The nearby market town of Penrith provides an excellent range of everyday amenities together with a mainline railway station on the West Coast Main Line, while Junction 40 of the M6 and the A66 are both within easy reach, offering convenient links to Carlisle, Kendal and beyond. Combining the tranquillity of a hidden estate with excellent accessibility, this is a truly outstanding location from which to enjoy the very best of the Lake District.

- Tenure: Freehold
- EPC: TBA
- Council Tax Band: G



## MAIN HOUSE

### Ground Floor

#### Entrance Hall

#### Cloakroom/WC

7' 10" x 3' 5" (2.40m x 1.04m)

#### Wine Store/storage cupboard

13' 10" x 5' 1" (4.22m x 1.55m)

#### Living Room

13' 9" x 18' 9" (4.20m x 5.72m)

#### Dining Room

14' 6" x 15' 0" (4.41m x 4.56m)

#### Office

14' 4" x 9' 1" (4.38m x 2.78m)

#### Rear Hall/Entrance

#### Dining Kitchen/Living Area

14' 6" x 24' 8" (4.41m x 7.51m)

#### Walk in Pantry/Larder

10' 2" x 7' 7" (3.09m x 2.30m)

### First Floor

#### Main Landing

#### Bedroom 2

14' 4" x 12' 2" (4.37m x 3.71m)

#### Bedroom 3

13' 10" x 12' 0" (4.22m x 3.65m)



## Landing

### Bedroom 1

14' 8" x 14' 11" (4.46m x 4.54m)

### En Suite

7' 4" x 6' 6" (2.23m x 1.98m)

### Bedroom 4

11' 4" x 14' 10" (3.46m x 4.53m)

### WC

### Bathroom 1

10' 1" x 5' 10" (3.07m x 1.78m)

### Bathroom 2

6' 5" x 5' 10" (1.96m x 1.77m)

### Walk in Storage/Dressing Room

6' 7" x 9' 7" (2.00m x 2.91m)

## Landing

### WC

### Bedroom 5

10' 0" x 10' 0" (3.06m x 3.06m)

**Galleried Landing** (situated off the main landing).

### Games Room

26' 11" x 18' 6" (8.20m x 5.64m)

### Office

11' 7" x 18' 5" (3.53m x 5.62m)





## Grounds & Gardens

Extending to approximately 4.947 acres, the magnificent grounds are a defining feature of the estate, combining beautifully landscaped formal gardens with mature woodland and open areas to create an exceptional private setting. Sweeping lawns are interspersed with established trees, specimen shrubs and well-stocked borders, whilst meandering pathways lead through thoughtfully designed gardens to an elevated terrace. Here, a charming circular sunken seating area provides a wonderful vantage point from which to admire the breathtaking panorama beyond. The traditional ha-ha preserves uninterrupted views across the surrounding countryside, stretching towards Ullswater and the Lakeland fells beyond. There is also the opportunity to acquire an additional parcel of land extending to approximately 0.845 acres which is available by separate negotiation.



**Garage:** 8.20m X 5.68m (26'10" x 18'7")

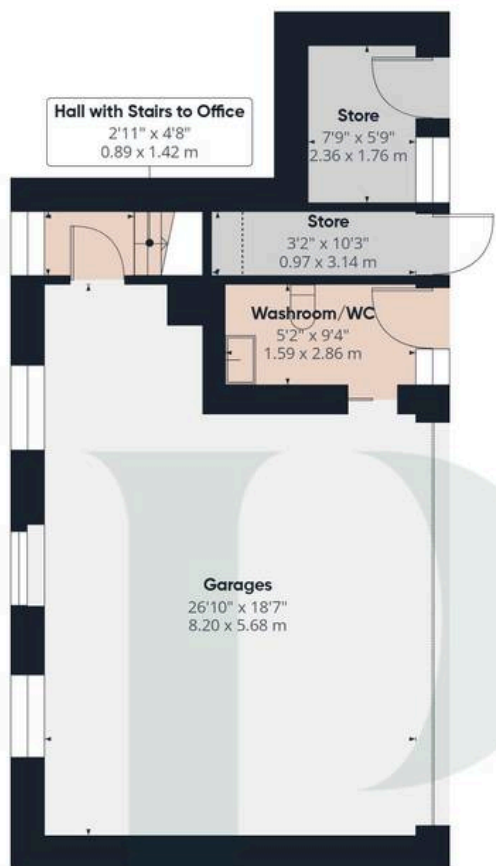
A spacious garage with room for vehicles and workshop space, together with two adjoining stores and a washroom/WC. An internal staircase from the garage leads to the first-floor office, creating an ideal space for home working or ancillary accommodation, subject to any necessary consents.

**Laundry/Boot Room**

10' 0" x 8' 11" (3.06m x 2.73m)



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Floor 0

**Approximate total area<sup>(1)</sup>**

2072 ft<sup>2</sup>  
192.5 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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.

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**Approximate total area<sup>(1)</sup>**

2063 ft<sup>2</sup>

191.7 m<sup>2</sup>

**Balconies and terraces**

140 ft<sup>2</sup>

13 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



COTTAGE 1

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## COTTAGE 1

### Entrance Hall

### WC

### Sitting Room

10' 2" x 10' 8" (3.09m x 3.26m)

### Living Room

10' 9" x 12' 3" (3.27m x 3.73m)

### Kitchen

11' 7" x 7' 2" (3.53m x 2.18m)

### Landing

### Bedroom 1

11' 9" x 9' 10" (3.59m x 2.99m)

### Bedroom 2

11' 9" x 9' 9" (3.58m x 2.98m)

### Bedroom 3

10' 4" x 10' 10" (3.14m x 3.29m)

### Bathroom

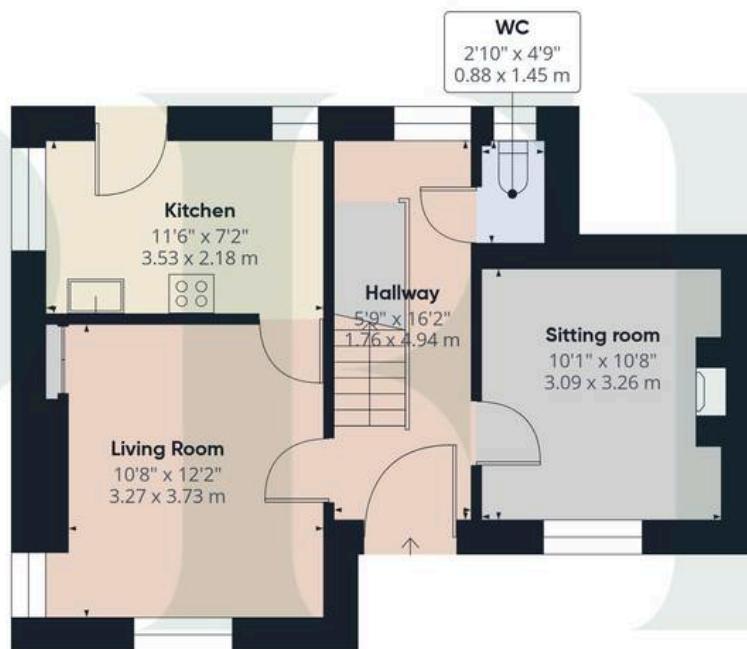
10' 3" x 4' 10" (3.12m x 1.47m)

### Garden

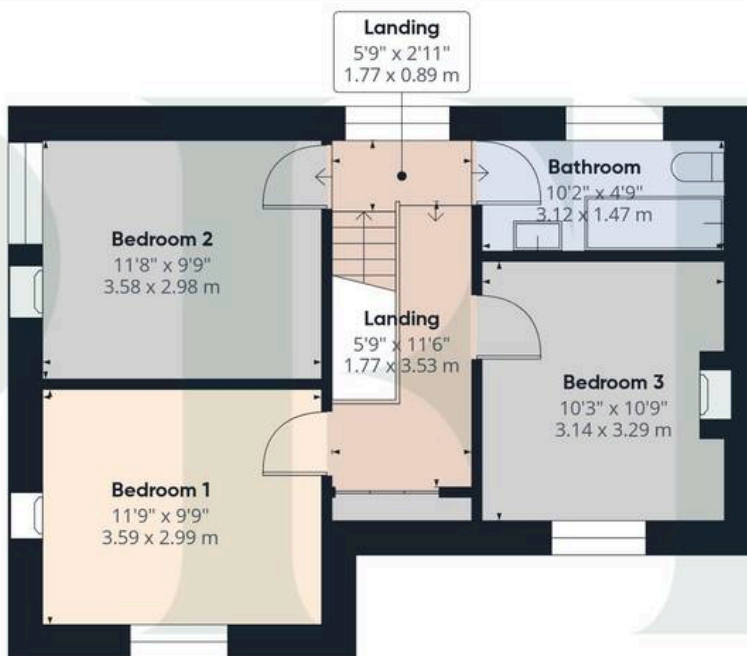
Lawned gardens to both the front and rear, offering attractive outdoor space. Bordered by mature hedging and established trees, the gardens provide a peaceful setting while remaining nestled within the wider grounds of the main residence.







Floor 0 Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

921 ft<sup>2</sup>

85.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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COTTAGE 2

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## COTTAGE 2

### Entrance Hall

### Living Room

16' 1" x 10' 3" (4.90m x 3.12m)

### Kitchen

8' 9" x 8' 2" (2.66m x 2.50m)

### Landing

### Bedroom 1

10' 9" x 9' 2" (3.27m x 2.79m)

### Bedroom 2

8' 10" x 10' 0" (2.69m x 3.05m)

### Bathroom

4' 11" x 10' 2" (1.51m x 3.09m)

### Garden

Lawned gardens to both the front and rear, offering attractive outdoor space. Bordered by mature hedging and established trees, the gardens provide a peaceful setting while remaining nestled within the wider grounds of the main residence.







Floor 0 Building 2



Floor 1 Building 2

**Approximate total area<sup>(1)</sup>**

593 ft<sup>2</sup>

55.2 m<sup>2</sup>

**Reduced headroom**

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(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.

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## ADDITIONAL INFORMATION

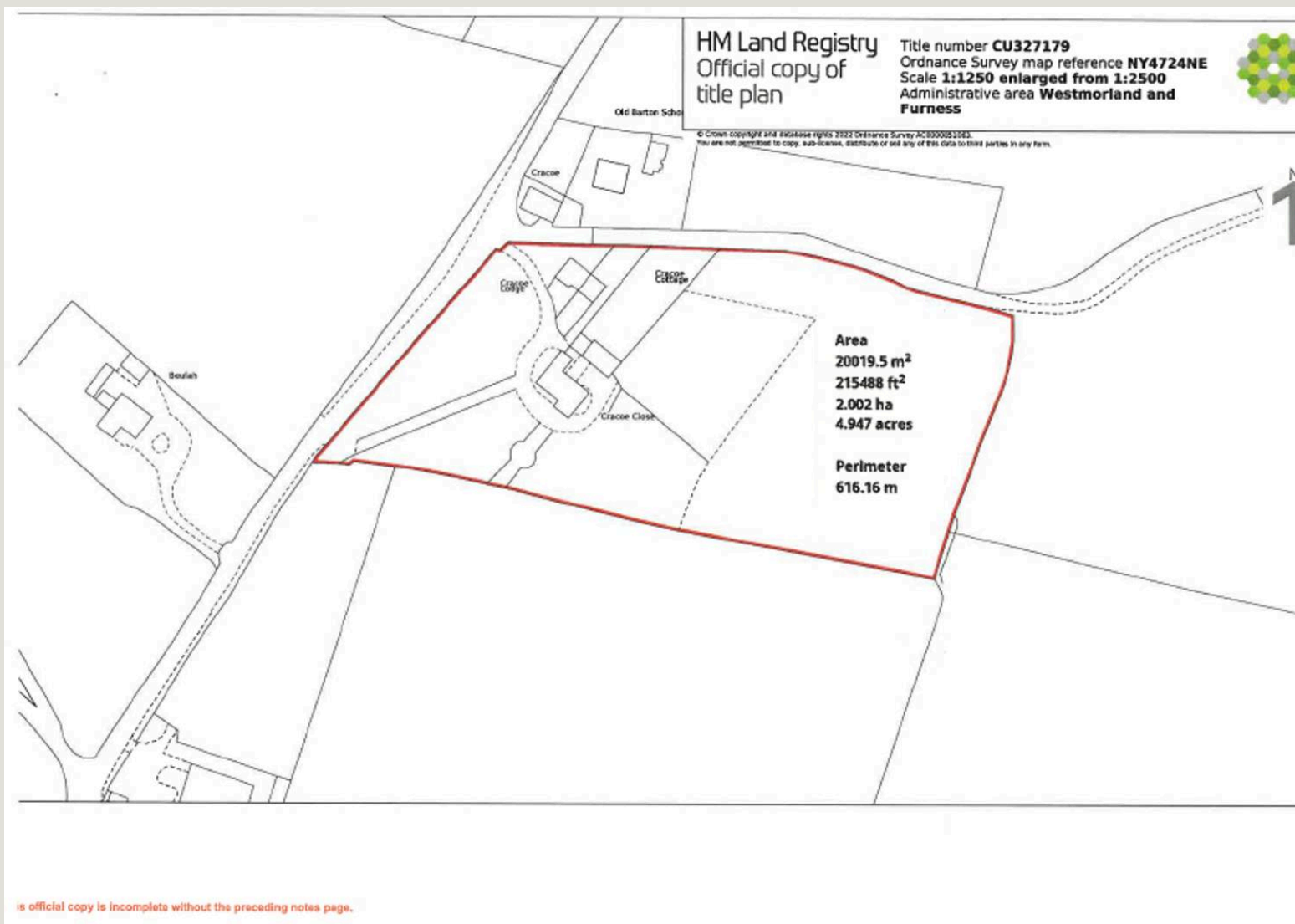
**Directions:** Cracoe Close can be located using the postcode CA10 2NG. Alternatively by using What3Words: ///fool.healthier.argued

**Services:** Mains electricity, water and drainage. 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.

**Referrals & other payments:** PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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