

BROCKHOLES FARM

TEBAY | CUMBRIA | YORKSHIRE DALES NATIONAL PARK





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TEBAY, CUMBRIA, THE YORKSHIRE
DALES NATIONAL PARK, CA10 3XT

Tebay 2 miles | Sedbergh 10.2 miles | Kendal 11.5 miles
Kirkby Stephen 13.7 miles | Kirkby Lonsdale 18.8 miles

AVAILABLE AS A WHOLE OR IN FOUR LOTS

Five characterful stone built self-contained holiday lets

3-bedroom farmhouse

Modern farm building

c. 122 acres of pasture, meadow and woodland

Single bank fishing rights on the River Lune

Fell Rights

Highly accessible location within 2 miles of the M6

A RARE OPPORTUNITY TO ACQUIRE A DIVERSIFIED FARM
IN THE YORKSHIRE DALES OFFERING AN EXCELLENT
SUCCESSFUL TURNKEY HOLIDAY LET BUSINESS AND
POTENTIAL TO EXPAND TOURISM, FARMING AND
OTHER DIVERSIFICATION OPPORTUNITIES.



SITUATION

Brockholes Farm is located in a splendid rural position in the upper Lune Valley, within the Yorkshire Dales National Park and with excellent access to the M6 and the Lake District.

Tebay is a scattered village situated at the head of the Lune Gorge with a primary school, post office and the Cross Keys Inn, a traditional pub dating back to the 16th century. The award winning farm shop can be found at Westmorland motorway services on the M6.

Orton 4.6 miles – the picturesque village of Orton lies at the foot of Orton Scar, one of the few remaining limestone plateaux in the country and the Howgill Fells, which mark the boundary between the Lake District and Yorkshire Dales National Parks. The village is also home to the famous Kennedy's Fine Chocolates Coffee House.

Kirkby Stephen 13.7 miles - a traditional market town situated within the beautifully scenic Upper Eden Valley on the outskirts of the Yorkshire Dales National Park. The town itself offers a good range of facilities - shops, tearooms, pubs and restaurants, churches, doctor's surgery and weekly farmers' market, as well as a primary school and well-regarded grammar school. Enjoy a ride on the scenic Settle to Carlisle line (the station is on the outskirts of the town) or take in the picturesque landscape on the many walks and cycle rides locally.

Sedbergh 10.2 miles - Sedbergh is a popular choice for those looking to combine small town life with a stunning rural environment. At the foot of the Howgill Fells, it sits on the north bank of the River Rawthey, which goes onto join the River Lune at Stangerthwaite. Culturally, Sedbergh is very active with dozens of groups and societies, as well as being a 'Book Town'. There is a good range of local facilities, a large Spar and lovely, independent grocers, a weekly farmers' market, two tennis courts and through locally based clubs, Sedbergh residents are able to use the swimming pool and squash courts of Sedbergh School, as well as various activities in the indoor sports hall.



Kendal 11.5 miles - the 'Gateway to the Lakes', Kendal offers a wide variety of commercial and leisure facilities and is well-served with primary and secondary schools, churches, banks, shops, supermarkets, pubs and restaurants.

Kirkby Lonsdale 18.8 miles - regularly voted one of the best places to live in the North West, this attractive and popular market town offers an abundance of independent shops, popular restaurants and pubs, a post office and a well-regarded Booths supermarket.

Communication links:

By road - Junction 38 of the M6 (2.1 miles), A66 near Brough (17.8 miles)

By train - Oxenholme (16 miles via M6) with a direct service to London Euston in about 2 hours 40 minutes.

By air - Leeds Bradford 74.9 miles (via A65), Newcastle 75.5 miles (via M6 and A69), Manchester 93.1 miles (via M6)



Oaktree Cottage



Oaktree Cottage



Oaktree Cottage



The Farmhouse

LOT 1

There are six properties in total; four two-storey dwellings set in a terrace and two, detached, single storey properties. All are finished to a good standard with modern kitchens and bathrooms, flagged and wood flooring, double-glazed wooden framed windows and boarded wooden doors.

THE FARMHOUSE

(1,334 sq ft / 123.9 sq m)

The Farmhouse has well-proportioned accommodation with entrance hall and a sociable sitting room with wood burner being open to the dining kitchen. To the first floor, there are three bedrooms, one with ensuite shower room and a house bathroom. Walled garden to the rear with lawns and seating terrace.

THE HOLIDAY LETS

Oaktree Cottage
(968 sq ft / 89.9 sq m)

Off the entrance hall there is a triple aspect sitting room being part open to the apex, a dining kitchen with exposed beams, single bedroom, a house bathroom and



Coombe Cottage

an understairs cupboard. To the first floor there are two double bedrooms and a shower room. To the outside is a rear walled garden with lawn and flagged seating terrace and to the side a large gravel parking area.

Mount Cottage
(1,252 sq ft / 116.3 sq m)

With an 'upside down' layout, Mount Cottage has three double bedrooms to the ground floor, two of which are ensuite along with a house bathroom. To the first floor, the sociable open plan living dining kitchen is open to the apex with exposed cruck beams. Walled garden to the rear with seating terrace.

Coombe Cottage
(1,708 sq ft / 158.7 sq m)

Also with an 'upside down layout', Coombe Cottage has four double bedrooms to the ground floor, two with ensuite shower rooms along with a house bathroom. To the first floor, the sociable open plan living kitchen is open to the apex with exposed cruck beams and glazed door with Juliette balcony from which to enjoy the splendid view. Walled garden to the rear with seating terrace.



Coombe Cottage



Mount Cottage



River View Cottage



River Bank Cottage



River Bank Cottage

Both River Bank Cottage and River View Cottage are single storey with level access located to the north and south of the terrace of properties.

River Bank Cottage
(774 sq ft / 71.9 sq m)

River Bank Cottage has an open plan living dining kitchen and a conservatory leading out to a flagged seating terrace enjoying river and fell views. There are two double bedrooms and a wet room.

River View Cottage
(632 sq ft / 58.7 sq m)

Enjoying views up the valley, the cottage has an open plan living dining kitchen, two double bedrooms and a bathroom. The rear walled garden has a flagged seating terrace.

FACILITIES

To facilitate the smooth running of the business, the current owners have invested in a range of new outbuildings, useful for storage and laundry.

In addition, there is a new children's play area with swings, slides, rope climbing frame and many more fun activities.



As part of their business model, there are smaller paddock areas close to the holiday cottages, which they have used for animal petting.

LAND

Lot 1 extends to approximately 17.5 acres (7 hectares), highlighted red on the sale plan. The land comprises pasture predominantly enclosed by drystone walls which rolls down to the River Lune.

THE BUSINESS

The current owners purchased Brockholes Farm in 2022 and have enhanced the current holiday let portfolio. The business currently operates 52 weeks of the year. In terms of their marketing, much is generated through repeat bookings as well as through their own website and on cottages.com.



A unique selling point for visitors is having access to private walks and petting small animals. Further information on the business is available from the selling agents.

LOT 2

Lot 2 extends to approximately 57 acres (23 hectares), highlighted blue on the sale plan, and comprises a mixture of meadow, pasture and woodland.

LOT 3

Lot 3 extends to approximately 29.5 acres (12 hectares), highlighted orange on the sale plan, and comprises a mixture of meadow and pasture with the benefit of a

new steel portal frame outbuilding. The building was erected in 2024 and measures approximately 13.30m x 18.92m and offers a general purposes space with capability for livestock husbandry.

LOT 4

Lot 4 extends to approximately 18 acres (7 hectares), highlighted green on the sale plan, and comprises an attractive block of mixed deciduous woodland featuring River Lune frontage and a striking carpet of bluebells in spring. The woodland also benefits from its own direct access from the public highway.



GENERAL REMARKS & STIPULATIONS

Tenure

Freehold with vacant possession upon completion.

Schemes and Subsidies

The land is registered on the Rural Payments Agency. None of the land is entered into any environmental stewardship agreements. However, the land offers good opportunities through environmental stewardship schemes and subsidies.

Fixtures and Fittings

The majority of the fixtures, fittings and chattels of the holiday lets are included in the sale.

Some of the shepherd huts are available by separate negotiation.

Access

The majority of the land has good access from an internal tarmac road. In the event the farm is sold in separate lots. Lot 1 will retain a right of access down the tarmac road over Lot 2. Lot 3 will retain a right of access down the road over Lots 1 and 2. Lot 4 can be accessed to the south directly from the public highway.

Services

- Mains electricity
- Oil fired central heating
- Private water supply from a spring on the fell. UV filters are connected.
- Private drainage to a sewage treatment plant
- Solar panels with a feed-in tariff (FIT)
- Broadband connected

Easements, Wayleaves and Rights of Way

The property is sold subject to the benefit of all rights including rights of way whether public or private, rights of water, light, drainage and electricity supplies and other restrictive covenants, all existing and proposed wayleaves whether referred to in the particulars or not. Brockholes Farm has a public footpath running through the land.

Fishing Rights

Single bank fishing rights on the River Lune are included, currently let to Tebay Anglers.

Employees

There are no employees.

Planning Authority

Yorkshire Dales National Park
T: 0300 456 00300
W: www.yorkshiredales.org.uk

Local Authority

Westmorland and Furness Council
T: 0300 373 3300
W: www.westmorlandandfurness.gov.uk

Council Tax and Business Rates

Brockholes Farmhouse is banded C for Council Tax purposes.

The holiday lets are registered for Business Rates.

Energy Performance Ratings

The Farmhouse - D

Coombe Cottage, Mount Cottage, Oaktree Cottage, River Bank Cottage, River View Cottage are all rated C

Mineral Rights

The mineral rights are owned by a third party.

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.

Selling Agents

Viewings are strictly by appointment with the selling agents:

Davis & Bowring Ltd
Lane House, Kendal Road, Kirkby Lonsdale, LA6 2HH
T: 015242 74445

Savills

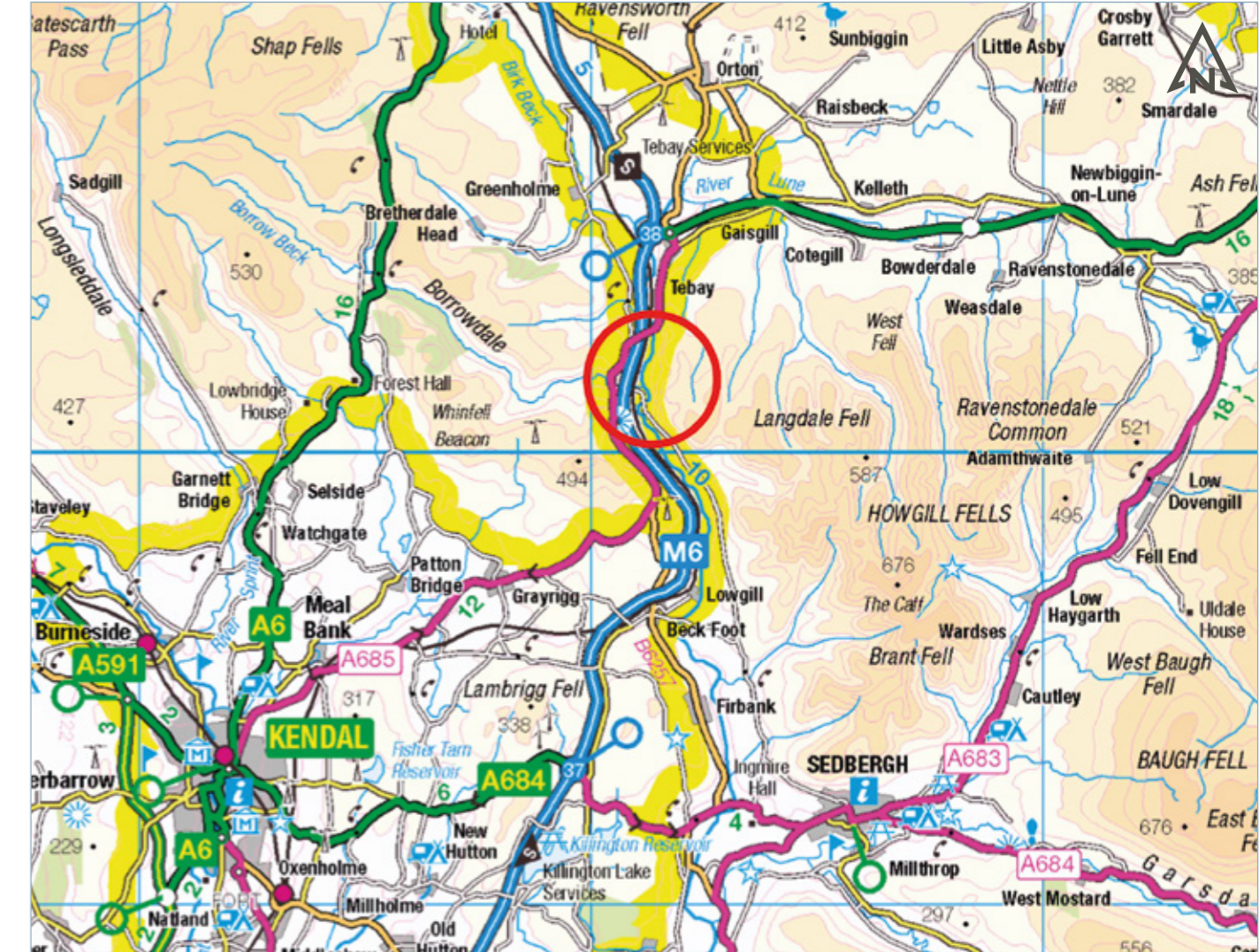
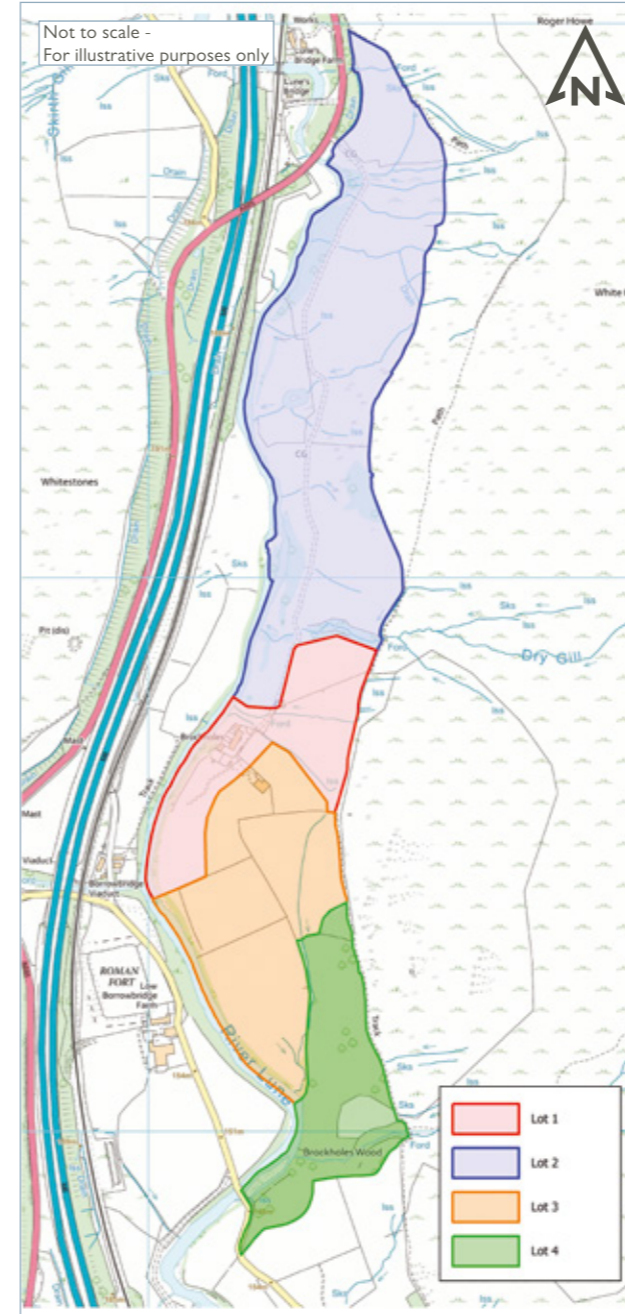
River House, 17 Museum Street, York, YO1 7DJ
T: 01904 617 800

Directions

Exit J38 of the M6. At the roundabout, take the A685 signposted Kendal. Continue for approximately 1.5 miles, passing the primary school on your left and the Barnaby Rudge Pub on your right. Continue down the hill, out through Tebay and just as the road crosses the river you will see the sign for Brockholes. Turn left here, cross the cattle grid and you have arrived.

Post code: CA10 3XT

what3words: ///buzzing.enable.airfields



Important Notice

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