



 Fawcett Mill



## Quick Overview

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Grade 2 Listed former farmhouse

Located within the Yorkshire Dales National Park

Currently used as a successful holiday let

Set within approx. 6.5 acre of land with bunkhouse

7 Double bedrooms & 3 bathrooms

2 Fitted kitchens, living room, snug & sauna

No onward chain

Driveway & shared driveway access

Off road parking for ample vehicles & EV charger

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# Fawcett Mill

*A place like no other*

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Gaisgill, CA10 3UB

A warm and friendly welcome to an extraordinary opportunity to own a piece of history in the heart of the Yorkshire Dales National Park and close by to the Lake District National Park. This impressive stone-built home, originally constructed in circa 1794 as a Cumbrian Mill House, offers a unique blend of historical charm and modern living. Set within approximately 6.5 acres of picturesque land, this Grade II Listed home is a true countryside gem where the atmosphere is palpable from the moment you step inside, inviting you to create lasting memories.

As you approach, you'll be captivated by the idyllic setting, with the river gently meandering along the boundary and a neighbouring waterfall adding to the natural beauty. The location is tranquil and serene, yet conveniently close to the charming village of Gaisgill, Tebay and Kirkby Stephen, offering a perfect balance of seclusion and accessibility.

Boasting wooden beams throughout, generous living space and spread over three floors, the seven bedrooms provide ample accommodation for family and guests making it ideal for both permanent residence and holiday letting. The property is currently a successful holiday let.

Additionally, there is ample off street parking ensuring convenience for you and your guests, while a converted bunkhouse offers additional accommodation options. With the added benefit of no onward chain, this home presents a rare opportunity to embrace a lifestyle surrounded by nature, history and breathtaking landscapes.





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# Stunning Location

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Nestled on the northern fringes of the breathtaking Yorkshire Dales, Fawcett Mill offers an idyllic escape for those who cherish the great outdoors. This charming property is a haven for outdoor enthusiasts, with an array of walking routes and cycling trails right on your doorstep. Whether you're an avid hiker or a leisurely stroller, the surrounding landscape provides endless opportunities to immerse yourself in nature's splendour.

Fawcett Mill is perfectly positioned to balance tranquillity with convenience. Tebay offers a taste of local life with good schools, while the bustling market town of Kirkby Stephen provides all further amenities you could need. From delightful cafés and traditional pubs to local shops and weekly markets, you'll find everything to cater to your daily needs and more. Enjoy the popular coast to coast walk that passes nearby through the village of Orton.

For those who wish to explore further afield, Fawcett Mill boasts excellent transport links, making the Lake District and beyond easily accessible. Whether you're planning a day trip to the stunning lakes or a cultural excursion to nearby historic towns, the world is your oyster.



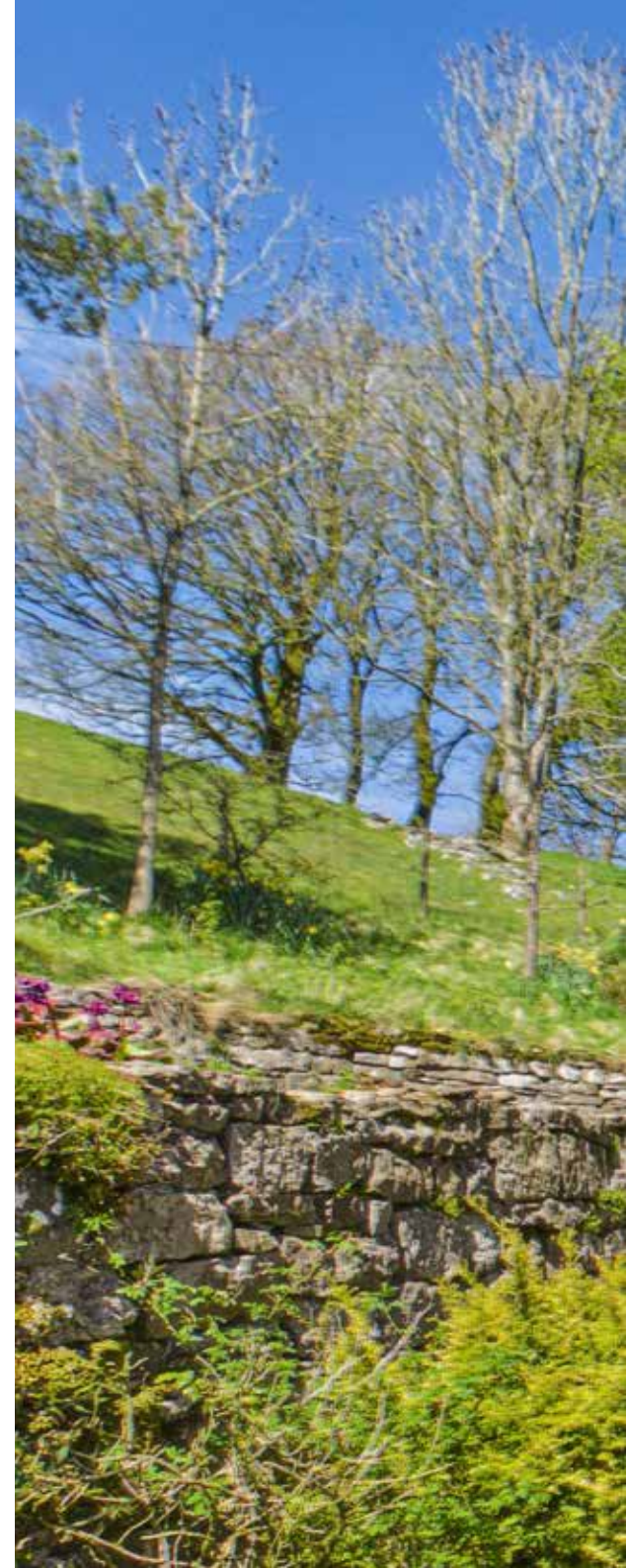
# History of Fawcett Mill

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We are led to believe that the Mill Owners Cottage was built in circa 1784, as a new home for the Mill owner and his family. The Mill itself rumoured to be at the site on the Raisbeck stream since the early 13th century.

The main focus was on grinding oats and barley for the local community, brought to the Mill along a dual carriage way mule track, which is still visible in the indentations in the land around Fawcett Mill to this day, which was caused by the heavy and regular mule track deliveries in those days.

The Mill owners family lived in Fawcett Mill cottage and experienced constant noise and vibration from the mill's machinery, along with the whisper of water from the adjacent waterfall, but enjoyed a social lifestyle with constantly arriving farmers from and around the county bringing their grain to be milled, and participating in a shared rural work ethic of the local farming community.









# Wine & Dine

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## Specifications

### Kitchen 1

15'9" max x 12'6" (4.80m x 3.80m)

### Dining Room

14'9" x 14'5" (4.50m x 4.40m)

### Dining Area

8'6" x 15'9" (2.60m x 4.80m)

### Kitchen 2

14'9" x 9'4" (4.50m x 2.85m)

### Living Room

23'7" x 11'0" (7.20m x 3.60m)

As you enter through the quaint porch, where you'll need to dip your head in a nod to its characterful design, you're welcomed into a kitchen that exudes warmth.

The wooden beams overhead and the wooden staircase leading upwards set the tone for this inviting abode. The kitchen is equipped with ample worktop space, wall and base units and comprises of, a stainless steel sink, free standing cooker with availability for a fridge, washing machine and tumble dryer.

The kitchen seamlessly flows into the bright and sunny living room, a perfect space for entertaining. Here, a log burner with a slate hearth and stone surround creates a cosy atmosphere, while three generous windows flood the room with natural light and offer enchanting views of the countryside.

From the kitchen, step into the dining room, where Victorian-style elegance meets rustic charm. An open fire with a stone surround and wooden beams overhead add to the ambience, while a Rayburn cooker and ovens stand ready to cater to your culinary adventures. Stone stairs lead gracefully to the first floor, inviting exploration of the upper levels. Adjacent to the dining room, discover the main larger kitchen equipped with a Beko 5-ring gas hob, triple oven and extractor fan. Ample worktop space ensures functionality, and access to the front aspect enhances convenience.

The ground floor unveils a truly indulgent feature—a fitted sauna. This private retreat promises relaxation and rejuvenation, offering you the perfect escape from the hustle and bustle of everyday life. Imagine unwinding in your own personal spa, a rare luxury that sets this home apart.

Finally, a three piece bathroom and three piece shower complete the ground floor.



# First Floor Bedrooms

Venture upstairs to discover a thoughtfully designed space with bedrooms that offer their own unique charm, ensuring that every member of the family has their own special space.

Bedroom 1 is a large double bedroom with storage cupboard and En-suite bathroom. The En-suite comprises of, bath, WC and a vintage-style basin, offering a touch of elegance and luxury.

The first of the double bedrooms is a serene haven, boasting windows with front and side aspects. An old fireplace feature adds a touch of history, while fitted wardrobes provide ample storage. The room is completed with countryside views and charming wooden beams, creating a warm and inviting atmosphere.

The second large double bedroom is equally impressive, featuring fitted wardrobes, wooden beams and a cosy window seat with a front aspect view. Completing this floor is another spacious double bedroom with fitted wardrobes and a window seat and a fully tiled three-piece shower room.

## Specifications

**Bedroom 1 with En-suite**  
13'9" x 11'10" (4.20m x 3.60m)

**Bedroom 2**  
17'9" x 12'10" (5.40m max x 3.90m)

**Bedroom 3**  
14'9" x 15'5" (4.50m x 4.70m)

**Bedroom 4**  
14'9" x 9'10" (4.50m x 3.0m)









# Second Floor Bedrooms

## Specifications

### Bedroom 5

15'9" x 9'10" (4.80m x 3.0m)

### Snug

16'2" x 15'1" (4.92m x 4.60m)

### Bedroom 6

18'5" x 12'10" (5.62m x 3.90m)

### Bedroom 7

15'9" x 8'4" (4.80m x 2.55m)

The second floor boasts a trio of charming double bedrooms, each offering its own distinctive features and charm.

The first bedroom is a spacious haven, featuring a sloping ceiling adorned with elegant wooden beams, adding a touch of rustic charm. A Velux window bathes the room in natural light.

The second double bedroom offers wooden beams and two Velux windows, ensuring the room is flooded with light throughout the day. The sloping ceiling and clever eaves storage make this space both functional and stylish.

From here, step into the snug, a peaceful retreat that can easily transform into a home office or hobby room, offering versatility to suit your lifestyle. Complemented with wooden beams, sloping ceiling, storage cupboard and eaves storage.

Completing this charming trio is another double bedroom, featuring a sloping ceiling and a double glazed window offering a side aspect view. A Velux window further enhances the room, providing a serene space to unwind and enjoy the tranquillity of your surroundings.



# Bunk House

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The current owner has advised, the bunkhouse is a former agricultural building and was converted into a cosy bunkhouse in 2013. It has been thoughtfully designed to accommodate family and friends, featuring a kitchenette, living room, washing area and a sleeping area.

While the conversion was undertaken without prior planning approval, there is potential for the new owner to secure a Certificate of Lawful Existing Use or Development (CLEUD).

Although the current owner has chosen not to pursue this application, they are committed to assisting the successful purchaser by providing a statutory declaration and any supporting evidence they possess. NOTE. Water and electrics are supplied to the bunkhouse from Fawcett Mill.

## **Specifications**

### **Kitchenette**

9'10" x 11'10" (3.0m x 3.60m)

### **Living Room**

21'0" x 12'2" (6.40m x 3.70m)

### **Sleeping Area**

21'0" x 10'10" (6.40m x 3.30m)

### **Washing Area**

9'10" x 6'7" (3.0m x 2.0m)









# Outside

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Set amidst approx. 6.5 acres of land, we invite you to sit amongst nature and escape the hustle and bustle of everyday life. The garden to the front aspect boasts a tiered mature garden that bursts with vibrant colours, while trees of various sizes provide both shade and a sense of grandeur.

To the left, just outside of the boundary, a mesmerising waterfall cascades gently and gracefully meanders along the property boundary, while steps lead you down to the water's edge, where you can immerse yourself in the calming embrace of nature, or you can simply savour your morning coffee on the patio.



# Fawcett Mill, Gaisgill, CA10 3UB

Approximate Area = 3259.8 sq ft / 302.8 sq m

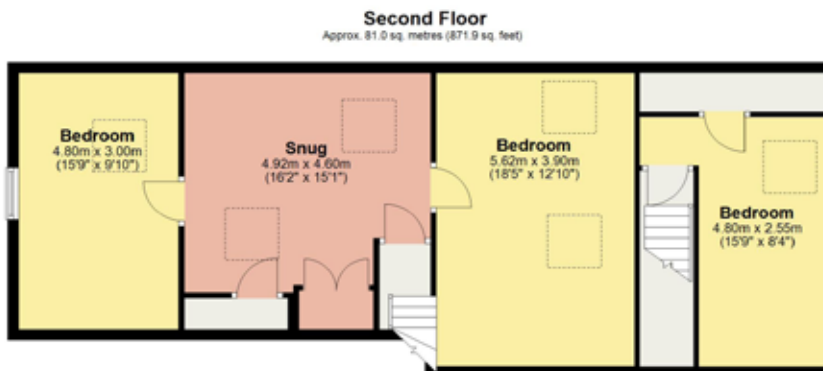
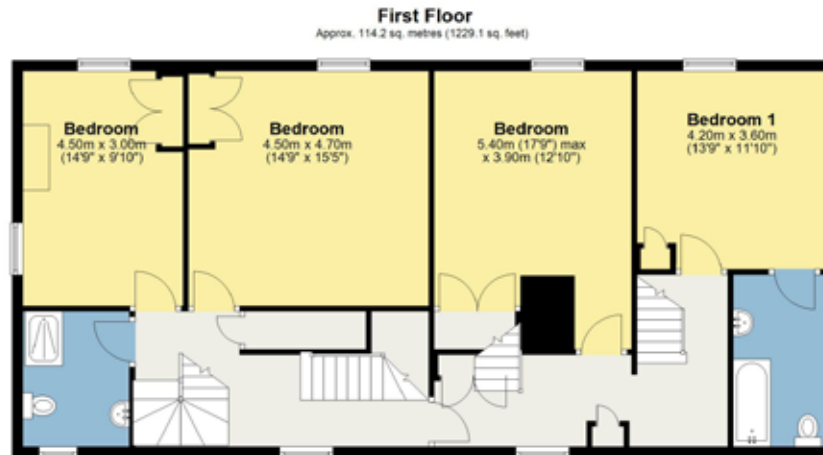
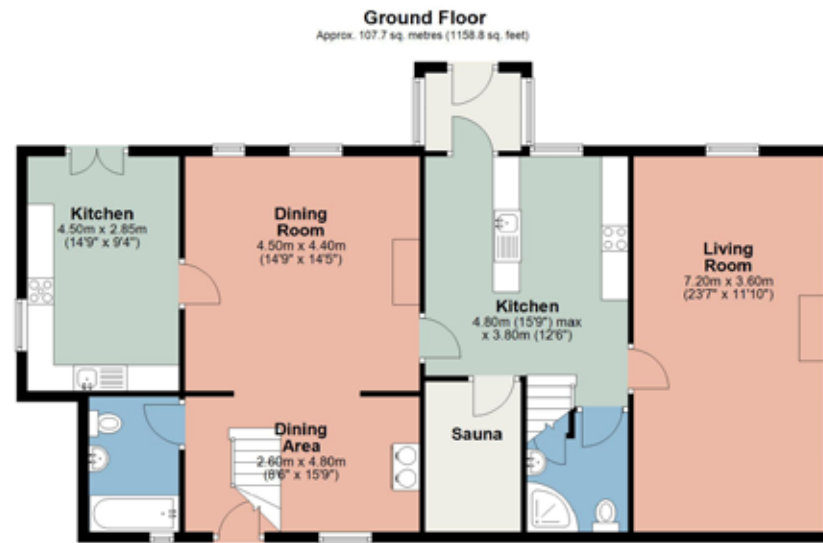
For identification only - not to scale

## Directions:

From Appleby, follow the Regional Route 71, turning right onto Broadmire Road/ Regional Route 71. Continue on this road for approximately 2 miles, which will take you into the village. Turn left to stay in Regional Route 71, go over the bridge and turn left. Passing the primary school and village hall, the property will be on the right hand side.

## Anti-Money Laundering Regulations

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 £42.67 (inc. VAT) per individual or £36.19 (incl. 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 £120 (incl. VAT)



Total area: approx. 302.8 sq. metres (3259.8 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.

Fawcett Mill, Tebay

# Important Information

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**Parking:**

Off-road parking,

**Tenure:**

Freehold.

**Council Tax Band:**

Full 100% discounted Business rates for holiday let  
Westmorland & Furness Council.

**Services:**

Mains electricity, mains water and sewage treatment plant. LPG gas. The electric and water supply from Fawcett Mill currently feeds the bunkhouse.

**Sewage Treatment Plant:**

We are advised this is in the adjacent field that belongs to the current home owner

**United Utilities**

The Vendor has arranged for the existing sub meter supply of United Utilities mains water from adjacent neighbours at Raisgill Hall, to be replaced by a direct metered supply from United Utilities chargeable directly from United Utilities to Fawcett Mill. An easement agreement for the route of the water pipe across Raisgill Hall land to Fawcett Mill is agreed, and in the course of preparation. However, we have been advised the land is un-registered and conveyancing may take longer.

**Energy Performance Certificate:**

Not applicable Grade 2\* Listed.

**Viewings:**

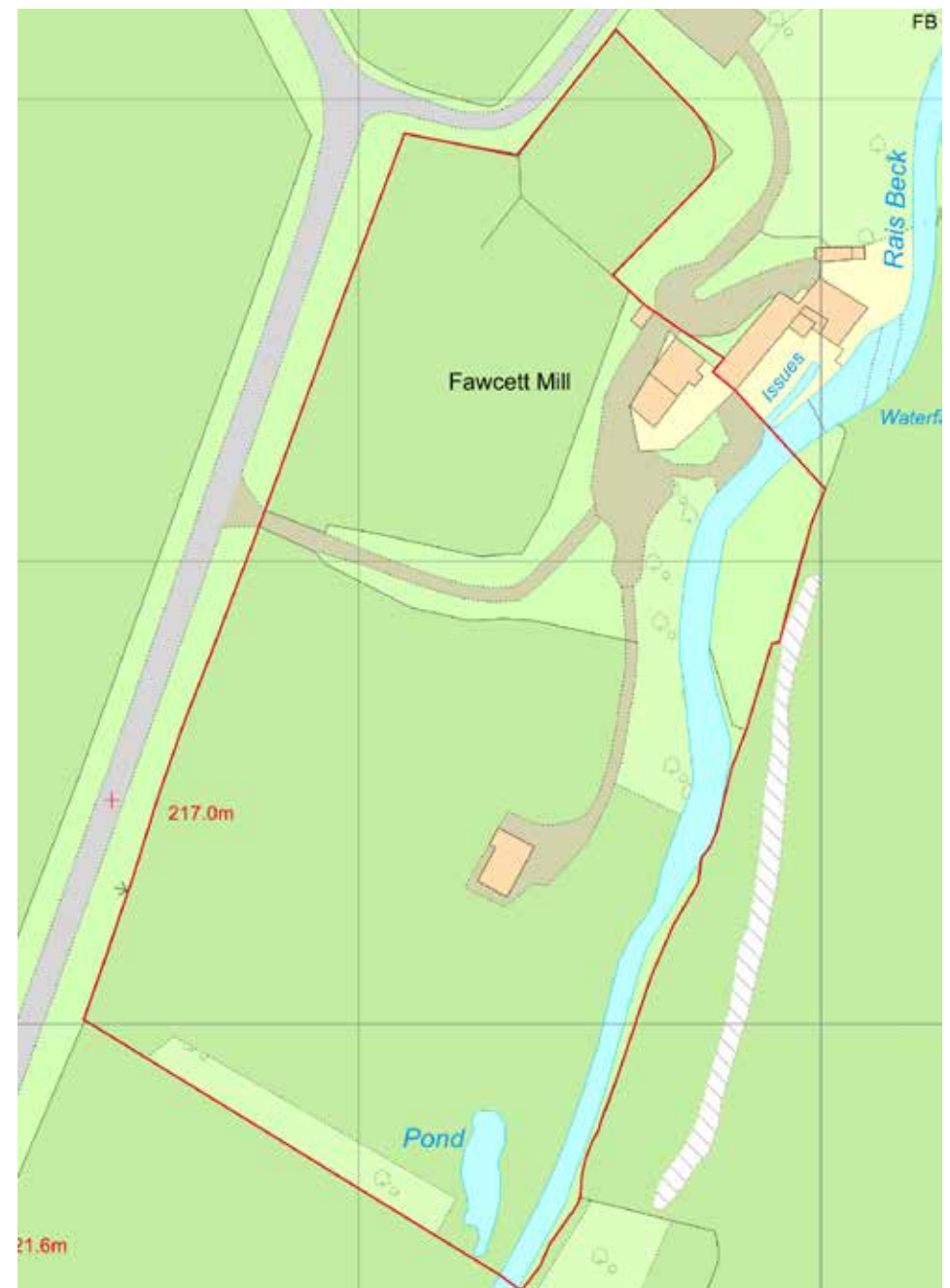
By appointment with Hackney and Leigh's Penrith office

**What3Words:**

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**Broadband Speeds:**

Standard



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom>.



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## Viewings

Strictly by appointment with Hackney & Leigh.

**To view contact our Penrith office:**

Call us on 01768 593593

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[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

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