



Thackwood Nook
Raughton Head | Carlisle | Cumbria | CA5 7DT

THACKWOOD NOOK



*A Remarkable Grade II Listed Farmhouse Dating Back to 1614, Set
Within Approximately 5 Acres of Private Gardens,
Woodland and Grounds.*



ACCOMMODATION

Steeped in over 400 years of history, Thackwood Nook is an exceptional Grade II listed former farmhouse occupying a magical setting surrounded by mature gardens, natural woodland and open lawns. Dating back to the early 17th century, this substantial family home blends period character and architectural heritage with the warmth and practicality required for modern family living.

Owned and lovingly restored by the current family since 1996, the property has been sympathetically renovated throughout, carefully preserving the integrity and soul of the original farmhouse while creating a comfortable and highly adaptable home. Original beams, exposed stonework, ornate joinery, traditional fireplaces and historic detailing feature prominently throughout.

Occupying approximately five acres, the grounds are every bit as impressive as the house itself, with formal gardens, orchard areas, woodland walks, a stream and pond creating an atmosphere rarely found on the open market.

Ground Floor

Approached via a traditional front porch, the entrance immediately sets the tone for the property, offering an unmistakable sense of history and craftsmanship. The first reception room is currently utilised as a beautiful library, complete with an original open fireplace and intricately detailed built-in cabinetry.

Beyond, the main hallway provides access to the principal reception rooms. The formal lounge is an elegant and welcoming space centred around a striking stone fireplace with matching stone arch detailing. A large window with working shutters floods the room with natural light.

To the rear of the property sits a versatile study with original stone flooring, exposed beams and dual aspect views. Thanks to its generous

proportions and position within the home, this room could equally serve as a snug, office, playroom or additional reception space.

A useful downstairs WC is positioned just off the hallway, alongside access to the traditional cellar. Rich in atmosphere, the cellar features stone flooring, sandstone sconces and a vaulted arched ceiling.

A secondary hallway with attractive wood panelling leads through to the rear entrance and into the heart of the home — a magnificent farmhouse kitchen. Fitted with bespoke solid wood shaker-style cabinetry, traditional stone flooring and a practical central island housing the sink, the kitchen perfectly balances functionality with timeless character. Two large sash windows with window seats overlook the rear gardens and capture the evening sun beautifully.

Adjoining the kitchen is a substantial pantry offering extensive storage alongside further original character features.

The garden room sits just off the kitchen and enjoys French doors opening directly onto the gardens, creating an ideal connection between the house and outdoor spaces.

Also accessed from the kitchen is the formal dining room — a room with genuine presence and a wonderful sense of occasion. A substantial stone fireplace and arch create a striking focal point, while decorative timber panelling enhances the period atmosphere. This space comfortably accommodates large-scale entertaining and family gatherings.

One of the defining strengths of the ground floor layout is the circular flow between rooms, allowing the accommodation to feel both highly sociable and flexible for a variety of lifestyles.













First Floor

The original staircase rises to a generous landing where a large rear-facing window fills the space with natural light and offers attractive views across the gardens. The staircase itself is beautifully characteristic of the period, featuring a solid timber handrail with traditional iron spindles.

The first floor provides five generous double bedrooms, each with its own distinct personality and period charm. Original fireplaces, exposed beams and traditional detailing continue throughout.

The family bathroom is centrally positioned, while a secondary shower room is located beneath the staircase leading to the upper floor.

Second Floor

Occupying the top floor is a substantial and highly versatile space currently arranged as three generous rooms alongside additional storage areas. With plumbing already in place via the existing bathroom, this level offers enormous potential for reconfiguration depending on individual requirements.

The space could readily provide additional double bedrooms, guest accommodation, studio space, extensive home working facilities or creative hobby rooms.









OUTBUILDING & GARAGING

Thackwood Nook benefits from an impressive range of traditional outbuildings accessed from the rear courtyard.

Particularly noteworthy is the substantial double-height workshop building featuring a mezzanine level. Rich in character and full of potential, this space would make an exceptional workshop, entertaining barn, studio or hobby area. A historic original wash basin with integrated fire beneath remains a striking focal point and offers exciting potential to create a bespoke fireplace or pizza oven feature.

Beneath the mezzanine is additional external storage, currently housing a fascinating surviving example of early engineering — an original Victorian/Edwardian generator and battery storage system believed to date from circa 1890.

Beyond lies a private rear courtyard, useful storage areas and a traditional potting shed providing access back around to the front of the property.

A generous detached double garage is accessed from the rear driveway and provides ample parking and storage space.

GARDENS & GROUNDS

The grounds at Thackwood Nook are genuinely exceptional.

To the rear, the gardens incorporate a productive orchard with apple, plum and pear trees alongside expansive lawns and mature planting. This area enjoys excellent evening sunlight and offers a peaceful setting for outdoor dining and family life.

The front gardens are particularly special. Mature trees and traditional stone walls frame sweeping lawns which draw the eye down towards the enchanting woodland gardens below.

Stone steps descend into a beautifully natural landscape filled with wild garlic, flowering plants and mature trees surrounding a tranquil pond and crystal-clear stream. Winding pathways meander through this atmospheric setting, creating an almost storybook-like environment rich in wildlife and seasonal colour.

Adjacent to the property is a small paddock extending to approximately half an acre, offering potential for a kitchen garden, recreational use or a small pony paddock.









LOCATION

Raughton Head is a highly regarded rural village offering an increasingly rare balance of peaceful countryside living without isolation. Surrounded by rolling Cumbrian scenery and fantastic walking routes, the area is ideal for those seeking outdoor lifestyle appeal while remaining highly accessible.

The village itself benefits from a well-regarded local primary school, church and strong sense of community, while the nearby market town of Dalston, just five minutes away, provides an excellent range of everyday amenities including popular pubs, cafés, shops, medical facilities, a railway station and both primary and secondary schooling.

For commuters, the location is exceptionally convenient. The M6 motorway is easily accessible, while Carlisle's mainline railway station provides direct services to London in just over three hours, with both Glasgow and Edinburgh reachable in little over an hour.

The wider area offers outstanding access to the Lake District National Park, the Solway Coast and some of the region's finest countryside, making Thackwood Nook ideally positioned for those seeking a genuine Cumbrian lifestyle property.

A HOME RICH IN HERITAGE

Thackwood Nook is believed to date back to at least 1614, with a marriage stone above the front door recording the union of John Simpson and Elizabeth Featherstonehaugh in 1618.

Over the centuries the house has evolved sympathetically, with notable historical connections including Susanna Blamire, often referred to as the "Muse of Cumberland", and William Blamire, former Whig MP and Chairman of the Tithe Commission.

The property is also linked to the historic "Red Spear Men" of Inglewood Forest, with a carved stone figure still visible above the front dormer window, a fascinating reminder of the property's long and storied past.

Few homes offer this level of architectural authenticity, historical significance and environmental beauty within such a practical and accessible setting.



INFORMATION



Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: TBC

Services: Thackwood Nook is served by mains electricity and water. Sewage is dealt with via a newly installed treatment plant. The heating is powered by Oil.

Broadband is provided via BT with speeds up to 12mbps

Council Tax: Local authority – Cumberland council. Council tax currently in band G

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://facebook.com/Fine%20Country%20Cumbria) and Instagram on @fineandcountrycumbria

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Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.



GROSS INTERNAL AREA
FLOOR 1: 2927 sq.ft, 272 m², FLOOR 2: 2238 sq.ft, 208 m², FLOOR 3: 1657 sq.ft, 154 m²
TOTAL: 6822 sq.ft, 634 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Total: 0 m²
 1st Floor: 0 M², 2nd Floor: 0 m²
 Excluded Areas: Garage: 37 M², Room: 92 M², Undefined: 1 M²,
 Patio: 149 M², Covered Patio: 5 M², Open To Below: 19 M²,
 Walls: 20 m²



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