



Rose Farm, Dacre, Penrith, CA11 0HL

Guide Price **£725,000**

PFK

Rose Farm

Dacre, Penrith

Situated at the very heart of the highly desirable village of Dacre, within the breathtaking Lake District National Park, this exceptional Grade II listed four-bedroom home dates back to 1769 and offers an exquisite blend of historic charm, refined character and comfortable modern living.

Beautifully presented throughout, the property exudes warmth and authenticity, with a wealth of original features including inglenook fireplaces, sash windows with working shutters, exposed stonework and traditional latch doors, all thoughtfully complemented by stylish and practical upgrades.

Accessed from the original front door or the side door, which leads into the entrance hall that flows seamlessly into the heart of the home – a characterful kitchen/dining space. Along the way, a latch door opens into a useful utility room, fitted with base units, a solid wooden worktop and Belfast sink beneath a side aspect window, with space for laundry appliances. A WC sits just beyond.

The kitchen itself is wonderfully in keeping with the age of the property, featuring bespoke country-style wooden units and a substantial fitted cabinet offering excellent storage. A ceramic sink with drainer and mixer taps is positioned beneath the rear window, while a cream Belling range sits proudly within an original inglenook fireplace, complete with tiled splashbacks and traditional detailing. Sandstone flagged flooring runs throughout, enhancing the rustic charm.



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Double doors open into a later extension, currently utilised as a dining room and garden room, flooded with natural light and offering direct access to the rear garden—perfect for both everyday living and entertaining. A further door from the kitchen leads into the main living room, while stairs rise to the first floor and a useful understairs cupboard provides additional storage.

The living room is a beautifully balanced space—cosy yet generously proportioned—with twin 12-pane sash windows complete with shutters, overlooking the front garden and village green beyond. An original inglenook fireplace with exposed stone and retained metalwork houses a wood-burning stove, while fitted cabinetry and a window seat add to the room's charm.

A second reception room, equally characterful and versatile, also enjoys a front aspect with matching sash windows, shutters and window seat. Having served as both a formal dining room and sitting room, it offers flexibility to suit a variety of lifestyles, with a stone fireplace providing a central focal point.

To the first floor, a spacious landing leads to four well-proportioned bedrooms and two bathrooms. The principal bedroom enjoys a front aspect and benefits from two large fitted cupboards, offering potential for conversion into an ensuite. Two further double bedrooms include one to the front with a feature fireplace set within a stone surround and window seat, and another to the side aspect. A fourth single bedroom sits to the rear, enjoying a dual aspect with views towards Blencathra, along with integrated storage.



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The accommodation is served by a shower room fitted with WC, basin and tiled shower cubicle with mains shower, alongside a second bathroom comprising WC, basin and bath with shower attachment and screen. Both benefit from heated towel rails.

Externally, the property continues to impress. To the rear is a substantial adjoining outhouse, housing the boiler and water cylinder while offering excellent storage. Private allocated parking for two vehicles is located to the side.

The gardens are a true highlight. To the front, a beautifully manicured walled garden which delights in the morning sun, is planted with seasonal flowers, shrubs and neatly trimmed hedging, with a gravelled pathway leading to the property and side access. Beyond, the charming village green provides a picturesque outlook.

To the rear, the garden is simply enchanting and enjoys the afternoon sun, along with beautiful sunsets. A gently flowing beck runs along one side, while a gravelled seating area adjoining the dining room creates an ideal space for alfresco dining. The lawn is accompanied by established shrubs, vibrant flower beds and a magnificent willow tree, all set against a stunning backdrop of open countryside. This peaceful and private haven is rich in wildlife and perfectly encapsulates rural living at its finest.

A home of immense character and history, offering a rare opportunity to become part of its enduring story, this is quintessential Lake District living in one of the region's most sought-after and community-focused villages.





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Dacre is a pretty village, delightfully positioned within this part of the Lake District National Park (A Unesco World Heritage Site). A little to the west is Little Mellfell and further still is the iconic Blencathra range. It is approximately six miles to Penrith and the M6 at J40. Ullswater is readily accessible and the old Lakeland market town of Keswick is approximately 10 miles while the historic market town of Penrith is only approx. 6 miles away and offers an array of local amenities. The town caters well for everyday needs with primary and secondary schools, varied shops, supermarkets, banks, public houses and restaurants, sports and leisure facilities and a main line railway station.

- Beautiful Grade II listed residence
- Four excellent bedrooms and two bathrooms
- Immaculately presented accommodation
- Abundance of charm and character throughout
- Stunning landscaped gardens to front and rear
- Private allocated parking
- Views from every aspect
- Most desirable rural location in the LDNP
- EPC rating E
- Tenure - Freehold
- Council Tax Band - D



ACCOMMODATION

GROUND FLOOR - Entrance Hall

Utility Room

6' 4" x 9' 9" (1.94m x 2.97m)

Wc

6' 4" x 2' 7" (1.92m x 0.78m)

Kitchen / Dining

15' 1" x 13' 2" (4.61m x 4.02m)

Dining / Garden Room

8' 11" x 14' 10" (2.72m x 4.51m)

Living Room

14' 3" x 13' 11" (4.34m x 4.25m)

Sitting Room

11' 6" x 13' 11" (3.51m x 4.23m)

FIRST FLOOR

Landing

Bathroom

9' 1" x 5' 10" (2.77m x 1.78m)

Shower Room

9' 2" x 4' 0" (2.80m x 1.22m)

Bedroom 1

12' 2" x 14' 2" (3.72m x 4.33m)

Bedroom 2

11' 7" x 14' 2" (3.52m x 4.33m)

Bedroom 3

10' 6" x 9' 1" (3.20m x 2.78m)

Bedroom 4

6' 7" x 12' 10" (2.00m x 3.91m)

External

Front and Rear Gardens. Allocated Parking.



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Oil-fired central heating. Single glazed windows, some are fitted with secondary glazing. New boiler and high pressure hot water system fitted. 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.

Directions

Rose Farm can be located using the postcode CA1)HL.

Alternatively by using What3Words:

///framework.urban.masts

Referrals and 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 (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 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.
- EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only.
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

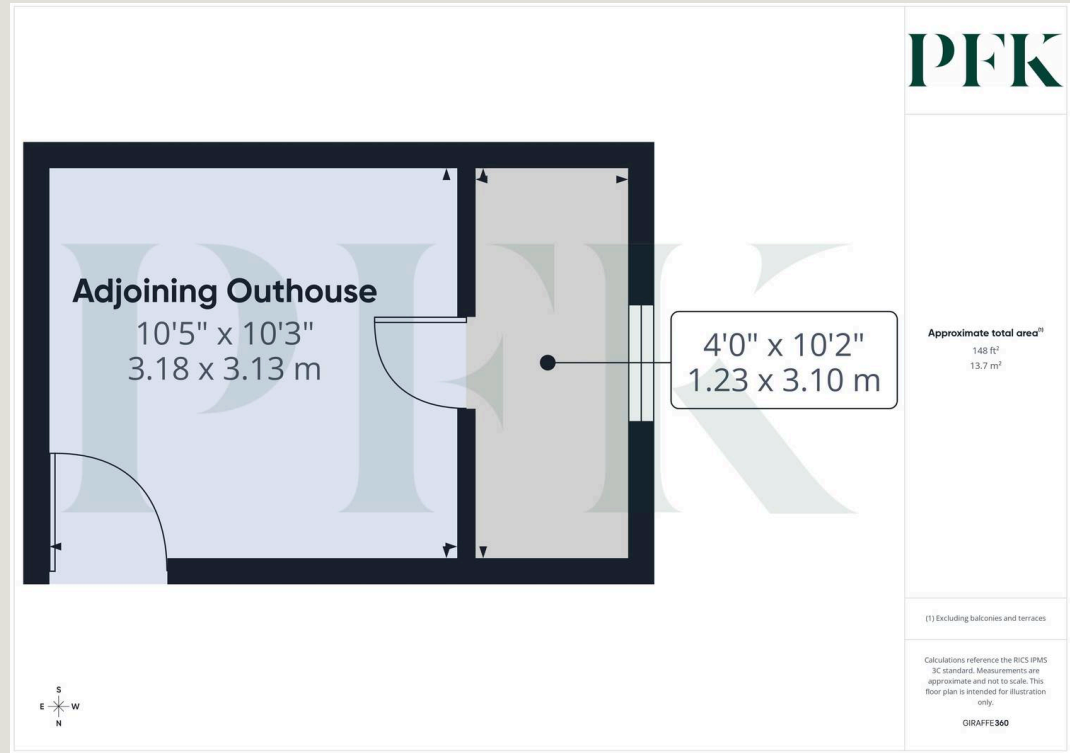












Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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