

PFK



Overwater Hall, Ireby – CA7 1HH

Guide Price £1,250,000

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# Overwater Hall

Ireby, Wigton

Set within the breathtaking landscape of the northern Lake District, Overwater Hall is an exceptional Grade II listed country house, occupying a wonderfully secluded position near the charming village of Ireby, just a short drive from Keswick and the shores of Bassenthwaite Lake.

Dating back over two centuries, the hall is a distinguished Lakeland residence steeped in history and architectural character. The elegant façade opens to beautifully proportioned interiors that showcase a wealth of period features, including high ceilings, original sash windows, ornate plasterwork and a striking central staircase, all combining to create a home of both grandeur and warmth.

Currently operated as a successful country house hotel, the property offers substantial and versatile accommodation including a collection of well-appointed guest suites, elegant reception rooms and a restaurant and bar that overlook the surrounding gardens. Each space has been thoughtfully maintained to preserve the hall's timeless character while offering comfort and refinement.



# Overwater Hall

Ireby, Wigton

The hall is set within enchanting private grounds of approximately 7.9 acres, featuring formal gardens, mature trees, and a tranquil pond that together create a remarkable sense of peace and seclusion. Winding pathways meander through the gardens, leading to a variety of seating areas perfectly positioned to take in the stunning Lakeland surroundings.

Importantly, the property benefits from planning permission allowing the hall to be utilised as either a private principal residence or continued hospitality accommodation, presenting a rare opportunity for a purchaser seeking an impressive family home, lifestyle business or a combination of both.

Whether envisioned as a magnificent private estate, an exclusive country retreat, or a boutique hospitality venture, Overwater Hall represents a truly unique acquisition in one of the Lake District's most picturesque and peaceful locations.

## Directions

The property can easily be located using postcode CA7 1HH or can otherwise be found using what3words location [///golden.garages.cherish](https://www.what3words.com/#!/en/@@@golden.garages.cherish)





## Overwater Hall

Ireby, Wigton

Located in the rural, unspoilt northern Lake District, nevertheless the Hall remains conveniently placed for modern transport connections: within 30 minutes of M6 or mainline railway stations at either Penrith or Carlisle (3 hours to London Euston) and 1 ½ hours to Newcastle or 2 ½ hours to Manchester airports. The area offers exceptional walking, cycling and outdoor pursuits, together with a range of restaurants, independent shops and cultural attractions, making it one of the most desirable locations within the Lake District.

Council Tax band: TBD

- A Distinguished Lakeland Country House with Residential Planning Consent
- Exceptional rural setting with extensive and versatile accommodation
- Private grounds of approximately XXX acres
- Rare lifestyle opportunity suitable for private living, boutique hospitality or mixed use
- Grade II Listed
- EPC A
- Freehold
- Wonderful surrounding Lakeland fell views



## Ground Floor

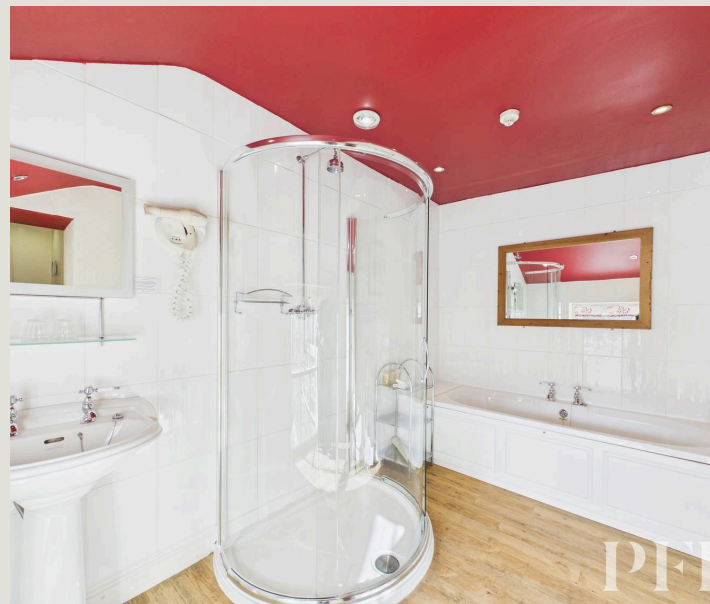
Step into an impressive ground floor that immediately sets the tone with a grand entrance hallway, offering a sense of space and elegance. The property boasts a large dining area, beautifully enhanced by bay windows that flood the room with natural light—perfect for both formal entertaining and everyday living. The sophisticated drawing room features a charming fireplace as its focal point, alongside French doors that open seamlessly onto a terrace, creating an ideal indoor-outdoor flow. Adding a unique touch of character, the ground floor also includes a stylish wood-panelled bar, perfect for hosting guests or enjoying relaxed evenings at home. There is a well-appointed bedroom on this level, complete with its own ensuite, providing convenience and flexibility for guests or family members.

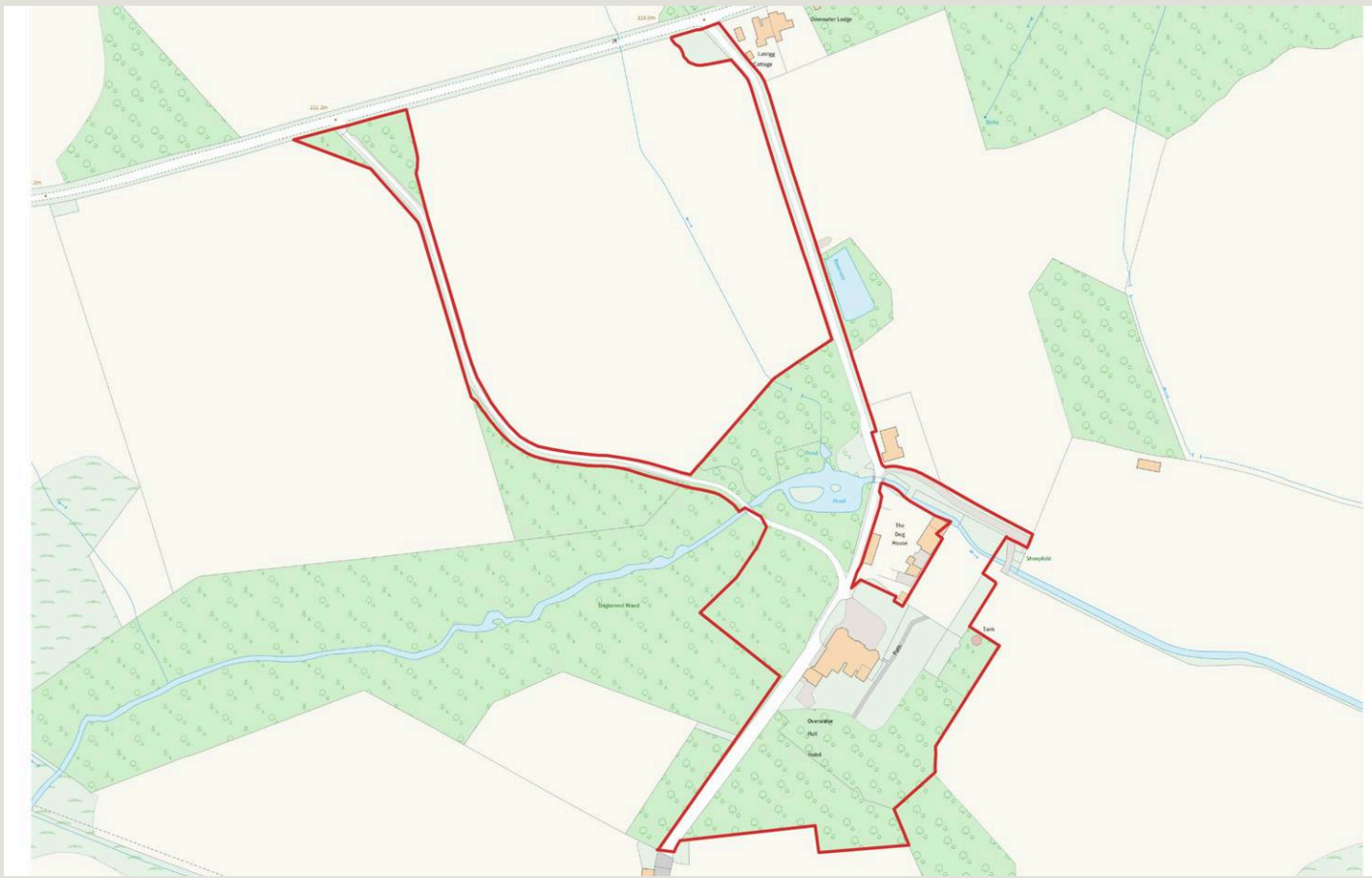
## Ground Floor

The ground floor is further complemented by a fully equipped commercial catering kitchen, designed to a high standard and ideal for large-scale entertaining or professional use. This impressive space includes a walk-in fridge, a well organised pantry, and ample preparation areas. Additional practical features include a large storage cellar, along with a range of useful store rooms, ensuring exceptional capacity for storage and seamless day-to-day operations.

## First Floor

The first floor offers an exceptional level of accommodation, comprising ten further bedrooms, each generously sized and benefitting from their own en-suite bathroom. All en-suites are well appointed and feature separate shower cubicles, providing both comfort and convenience. Stairs from this level lead to a useful attic space, offering additional storage and further practicality.





### **Garden**

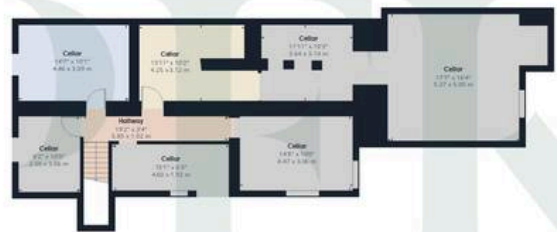
The hall is set within enchanting private grounds of approximately 7.9 acres, featuring formal gardens, mature trees, and a tranquil pond that together create a remarkable sense of peace and seclusion. Winding pathways meander through the gardens, leading to a variety of seating areas perfectly positioned to take in the stunning Lakeland surroundings.

Overwater Hall also boasts access to Overwater Tarn for hunting, fishing and boating.

### **Driveway**

11 Parking Spaces - Ample parking for multiple cars at the front of the hall.





Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
 9280 ft<sup>2</sup>  
 861.9 m<sup>2</sup>  
 Reduced headroom  
 96 ft<sup>2</sup>  
 8.9 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.

## ADDITIONAL INFORMATION

### Referral & 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.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

### Services

Mains electricity. Private water supply sourced from underground spring and stored in a reservoir. Septic tank drainage. Wood-fired Biomass boiler that supplies heating and hot water, supplemented with LPG Gas heating if required. Telephone and Broadband supplied by Fibrus. including super-fast fibre to the premises. 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.

### Septic Tank

We understand that the septic tank located at the property does not comply with regulations introduced on 1 January 2020, and any prospective purchasers would be required to install a replacement.





## PFK Estate Agency Keswick

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