



Bark Mill House, Lazonby, CA10 1BL.

Guide Price £625,000

PFK

Bark Mill House

Lazonby

Built to a high specification with energy efficiency at the forefront, this unique property occupies a generous plot, tucked discreetly away just off the main road through Lazonby, almost hidden from view. Combining spacious contemporary interiors with beautifully landscaped gardens and impressive eco credentials, this exceptional home offers a rare opportunity to enjoy countryside living.

This impressive four bedroom, two bathroom property has been thoughtfully designed to provide stylish and versatile living. At the heart of the home are two generous reception spaces, including an expansive open-plan living and dining area featuring a striking vaulted ceiling, skylights and an abundance of natural light. A contemporary stove provides a warm and inviting focal point, while glass doors create a seamless connection to the outdoor space, enhancing both the sense of openness and indoor-outdoor living.

The stylish kitchen is beautifully appointed with sleek modern cabinetry, integrated appliances and a breakfast bar, perfectly positioned to take advantage of scenic views through the picture window. Each of the four bedrooms is bright and welcoming, with the master bedroom benefitting from recently installed built-in wardrobes and dressing area with excellent storage and several rooms enjoying tranquil outlooks across the gardens.





Bark Mill House

Built with sustainability in mind, the property incorporates an impressive range of eco-conscious features including solar panels, battery storage and rainwater harvesting systems, all designed to enhance efficiency and support lower environmental impact.

Externally, the beautifully landscaped grounds are a particular highlight, offering an idyllic setting for families, keen gardeners and those seeking outdoor space in abundance. The expansive garden includes mature trees, sweeping lawns, a productive vegetable patch, greenhouse and a charming children's play area complete with swing set. Multiple seating and entertaining spaces, including a covered patio beneath a decorative pergola and a timber deck, provide perfect vantage points from which to enjoy the countryside surroundings.

Further enhancing the appeal are two driveways and garaged parking providing ample room for multiple vehicles. The stylish modern bathrooms featuring walk-in showers and freestanding bathtubs. From the welcoming entrance hall to the tasteful contemporary décor throughout, this exceptional property effortlessly combines comfort, practicality and design, creating a truly special home in an enviable setting.



Lazonby lies just over 7 miles north east of Penrith and around 14 miles south east of Carlisle. It offers a range of amenities including a primary school, Co-op store and a popular outdoor swimming pool. For those wishing to commute, the M6 is easily accessed at Junction 41, there is a railway station on the scenic Settle - Carlisle line in the village itself, with mainline railway stations in both Penrith and Carlisle and the Lake District National Park is also within easy reach.

Services

Mains electricity, water, drainage and heating. 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.

Location

The property can be located by using the postcode: CA10 1BL (literally go through Lazonby on B6413 heading to Kirkoswald and there is a lane between 2 properties (W3W: [///iron.limelight.gems](https://www.iron.limelight.gems.com/)) turn up that lane and the property is at the top on the right hand side or What3Words - [///whimpered.bats.twilight](https://www.what3words.com/))

- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: A



Ground Floor

Entrance

Living/Dining/Kitchen

33' 4" x 11' 9" (10.15m x 3.58m)

Living Room

25' 0" x 12' 11" (7.62m x 3.93m)

Inner Hall

Bedroom 4

11' 4" x 9' 3" (3.45m x 2.83m)

Bedroom 1

16' 7" x 12' 0" (5.05m x 3.66m)

En-suite

9' 9" x 8' 11" (2.98m x 2.72m)

Nursery

9' 9" x 6' 4" (2.97m x 1.92m)

Side Entrance (from the kitchen area)

Laundry Room

10' 2" x 6' 2" (3.09m x 1.89m)

WC

6' 11" x 3' 6" (2.12m x 1.07m)



First Floor

Open plan Living Area

28' 10" x 15' 5" (8.80m x 4.70m)

Bedroom 2

17' 7" x 10' 11" (5.37m x 3.33m)

Bathroom

9' 7" x 8' 10" (2.93m x 2.68m)

Bedroom 3

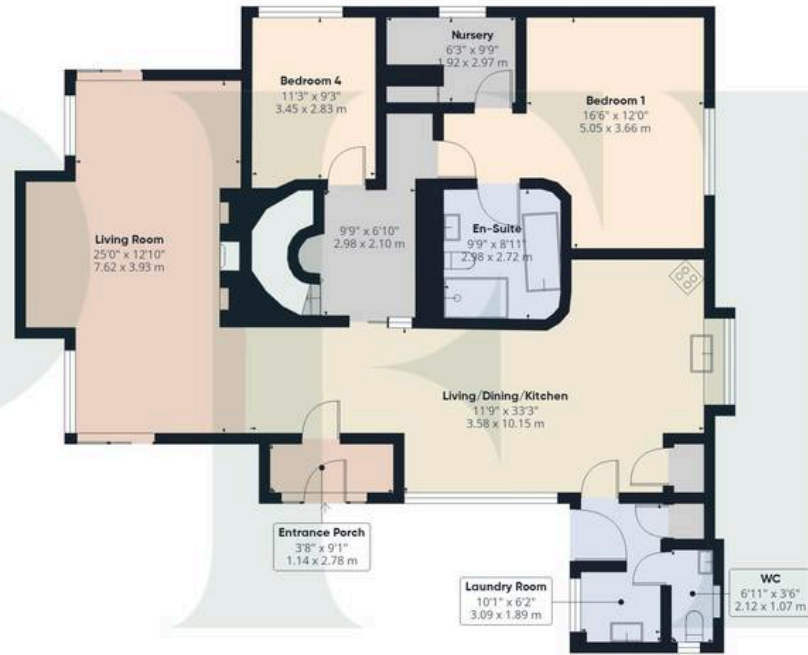
17' 7" x 10' 10" (5.37m x 3.30m)

Outside:

Externally, this exceptional home is set within beautifully landscaped grounds that provide an idyllic setting for families, gardening enthusiasts and those seeking an abundance of outdoor space. The expansive gardens feature mature trees, sweeping lawns, a productive vegetable patch, greenhouse and a charming children's play area with swing set, while multiple seating and entertaining areas – including a covered patio beneath a decorative pergola and a timber deck – offer perfect spaces to relax and enjoy the surrounding countryside views. Further enhancing the appeal are two driveways and garaged parking, providing ample space for multiple vehicles. Inside, stylish modern bathrooms with walk-in showers and freestanding bathtubs complement the welcoming entrance hall and tasteful contemporary décor throughout, with the property effortlessly combining comfort, practicality and elegant design to create a truly special home in an enviable setting.







Floor 0



Floor 1

Approximate total area⁽¹⁾

2317 ft²
215 m²

Reduced headroom

222 ft²
20.6 m²

(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.

GIRAFFE 360



ADDITIONAL INFORMATION

Please Note:

A section of the garden, access lane and wooded area to the rear are currently held under separate title by Bark Mill House and 2 siblings. The sellers have advised that documentation is being completed by the 2 relevant family members to formally waive any rights or interests, reflecting the long-standing use and maintenance of these areas as part of the property.

Referrals & 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, Beyond Conveyancing Ltd): £120 to £240 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.





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