

Cockenskell Farm, Blawith

£700,000

Cockenskell Farm , Blawith, Ulverston, LA12 8EL

Charming 17th Century Farmhouse with fell Views – Blawith Fells, Lake District

Nestled in a highly sought-after rural setting in the heart of the Lake District National Park, this characterful 17th century detached farmhouse offers a rare opportunity to acquire a substantial period home with breathtaking fell views and exceptional potential.

Located in the picturesque hamlet of Blawith, just a short distance from both Beacon Tarn and Coniston Water, the property enjoys a tranquil setting surrounded by open countryside, making it ideal for those seeking privacy, scenery, and a connection to nature.

With walks from the doors step to Beacon tarn and out in to the fells this beautiful home would certainly suit buyers who enjoyed outdoor life!

Quick Overview

Charming 17th Century Farmhouse

Four double bedrooms

Four reception rooms

Original features

Stunning fell views

Close to Coniston village

Walks from the doorstep

Perfect as a home, second home or holiday home

Work required

Superfast Broadband



4



3



4



E



Superfast
broadband
available



Parking for
several cars

Property Reference: ULV1049



Cockenskell Farm



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This four-bedroom detached farmhouse is in need of some TLC but absolutely oozes character with original features including exposed beams and traditional stonework. There are has four spacious reception rooms, one being a large conservatory filled with natural light, superb for relaxing and entertaining!

Cockenskell's kitchen is simply fabulous for whipping up culinary delights for family and guests! The four double bedroom all boast beautiful views of the open countryside and enchanting fells.

The large well stocked garden is a sheer delight with uninterrupted fell views, simply splendid to roam in whilst admiring the wildlife on warm sunny days!

There is ample off-road parking at the property for several vehicles. This property is an absolute one off and with its secluded location it would make the perfect place to call home for someone looking for peace and tranquility.

Location Blawith is a hidden gem within the Lake District, offering a quieter alternative to busier tourist hubs while remaining within easy reach of local amenities. The nearby waters of Beacon Tarn and Coniston Water provide opportunities for walking, wild swimming, and boating, while the surrounding fells offer some of the region's most scenic routes.

Accommodation (with approximate dimensions)

Entrance

Dining Room 5.30 x 3.97m

Lounge 6.67 x 3.62m

Sitting Room 3.77 x 5.60m

Conservatory 7.64 x 5.14m

Kitchen 5.23m x 2.52m

Utility Room 2.96 x 3.10m

Larder 1.58m x 4.19m

Master Bedroom 5.58 x 5.77m

Ensuite 1.67 x 3.10m

Bedroom One 4.45 x 3.59m

Ensuite 2.15 x 3.63m

Bedroom Two 3.37 x 3.98m

Bedroom Three 3.19 x 2.78m

Family bathroom 1.85 x 2.11m

Downstairs WC

Property Information

Tenure Freehold (Vacant possession upon completion).

Services The property benefits from being on a private water well, mains electricity, Oil central heating and septic tank.

Broadband Super fast Broadband Available - Networks in your area - Openreach

Mobile Services Vodafone, EE and O2 are good. Three poor coverage.

Council Tax Band Westmorland and Furness Council band E.

Directions From the M6 follow the A590 to Barrow, at Greenodd Roundabout take the A592 towards Workington - take the third left A5082 signposted to Coniston follow the road then take the third left up Raisthwaite lane, opposite the Church) follow the road up past Houker Hall turn right at the first cattle grid. Head up the fell and where the road forks take the left up past Steel Wood cottage then you will see Cockenskell Farm in front of you.

The farm is located along this rural stretch. Countryside property, entrances can be easy to miss-look for farm signage and track entrances on the left/right depending on your approach

What3words [///spoke.lawyer.slap](https://www.what3words.com/lookup/:///spoke.lawyer.slap)

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Cockenskell Farm



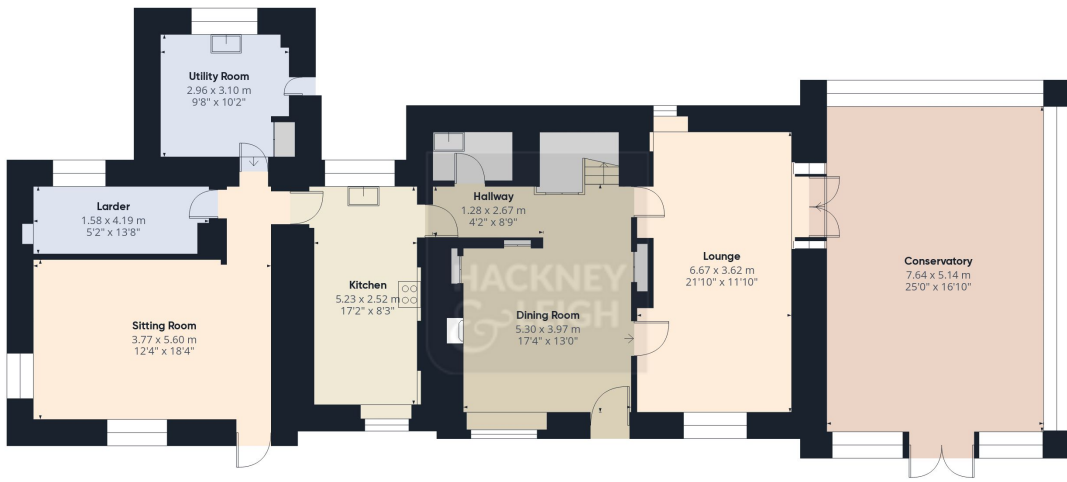
Cockenskell Farm



Cockenskell Farm



Cockenskell Farm



Floor 0

Approximate total area⁽¹⁾

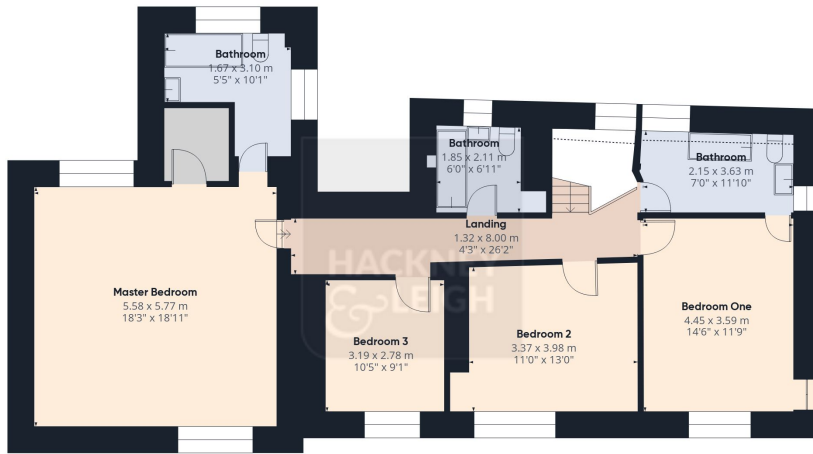
247.8 m²

2666 ft²

Reduced headroom

0.8 m²

9 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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