



 6
Bedrooms

 6
Bathrooms











An Extraordinary Lake District Restoration Opportunity

Hidden away within one of the Lake District National Park's most breathtaking and unspoilt valleys, **Low Holme** presents an incredibly rare opportunity to acquire a substantial country residence with the potential to become something truly exceptional. Set amidst the spectacular scenery of Eskdale, this impressive detached property offers an almost unrivalled opportunity for those looking to create their dream home from the ground up. Requiring complete refurbishment throughout, Low Holme is the ultimate blank canvas—ready for a visionary purchaser to breathe new life into a home of considerable scale and character.

The property is currently arranged as a **four-bedroom main house with a separate two-bedroom annex cottage**, offering excellent flexibility for multi-generational living, guest accommodation, or holiday letting potential (subject to any necessary consents). In total, the property benefits from **six bathrooms/WC facilities**, providing ample convenience across both dwellings. The site extends in total to approximately **0.96 acres**, offering generous gardens and grounds in a truly private setting. The property is located approximately **1,250 metres from the public highway**, enhancing its sense of seclusion and tranquillity.

Whether your ambition is to create one magnificent country residence worthy of its surroundings, a luxurious multi-generational family home, or, subject to the necessary planning permissions, further develop the accommodation, the possibilities here are extensive. Opportunities to secure a property of this size, in such a private position within the Lake District National Park, are exceptionally few and far between.

Location Eskdale is widely regarded as one of Cumbria's hidden gems. Famed for its dramatic fells, ancient woodland, peaceful rivers and spectacular walking routes, it offers an unrivalled rural lifestyle whilst remaining accessible to the wider Western Lake District and Cumbrian coastline.

Low Holme enjoys a wonderfully secluded setting where peace, privacy and uninterrupted countryside views combine to create an idyllic retreat. This is a location where every season brings a different landscape, making it the perfect escape from modern life. Please see plan for access information.

The Property Behind its traditional façade lies a home of significant proportions, currently configured as:

Main House - Four Bedrooms, Multiple Reception Rooms, Kitchen, Bathrooms/WC facilities. **Annex Cottage** - Two Bedrooms, Living Accommodation, Kitchen facilities, Bathroom/WC facilities.

In Total - Six Bedrooms, Six Bathrooms/WC, Generous reception and living space across both dwellings.

Throughout the property, original character features remain, including exposed timber beams, stone walls and period detailing, providing a wonderful foundation for a sympathetic restoration. Whilst extensive modernisation is required, it is precisely this that makes Low Holme such an exciting proposition. Rather than adapting someone else's vision, purchasers have the rare opportunity to create a home entirely their own. Imagine designing a spectacular open-plan kitchen and family living space overlooking the gardens, luxurious bedroom suites, elegant reception rooms, home offices, cinema rooms, wellness spaces or games rooms—the property's generous footprint provides the flexibility to realise almost any aspiration.

The annex cottage further enhances the appeal, offering independent accommodation ideal for guests, extended family, or income generation.

A Home Limited Only by Your Imagination In addition to the main house and annex, the property also benefits from two large attached traditional stone bank barns extending to approximately 240m² in total. These substantial outbuildings offer exceptional further potential and could, subject to the necessary planning consents, be incorporated into the main residence or annex accommodation. With the possibility of creating internal access from the house, they present a rare opportunity to significantly extend and enhance the living space, whether for additional bedrooms, leisure facilities, workspace, or self-contained ancillary accommodation (STPP).

For those seeking a project capable of delivering an exceptional lifestyle property, Low Holme offers an opportunity that is becoming increasingly difficult to find within the National Park.

Outside The property sits within extensive grounds extending to approximately 0.96 acres, surrounded by some of the Lake District's most spectacular scenery. The outdoor space enjoys complete tranquillity and offers enormous scope for landscaping, creating formal gardens, entertaining terraces, productive kitchen gardens or simply preserving the natural beauty that surrounds the property. There is ample parking for numerous vehicles together with further space offering potential for additional ancillary buildings or outdoor leisure facilities, subject to any necessary consents. The property's position approximately 1,250 metres from the public highway further enhances its sense of privacy and exclusivity.

Tenure Freehold. Council Tax Band G.

Services The property benefits from mains electricity. Water is supplied via an unfiltered spring water supply. The property will require a new foul drainage system, and prospective purchasers should make their own enquiries regarding installation and compliance. Prospective purchasers should satisfy themselves as to the availability and condition of all services.

Photography Disclaimer Please note that some marketing photographs have been digitally enhanced using Artificial Intelligence (AI) to illustrate the property's potential following renovation. These images are intended for illustrative purposes only and purchasers should rely on their own inspection of the property.

METHOD OF SALE The property is offered for sale by Private Treaty. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING Strictly by arrangement with the Sole Agents: Mitchells Estate Agency, Lakeland Livestock Centre, Cockermouth, Cumbria, CA13 0QQ

Tel: 01900 822016 Email: info@mitchellsestateagency.co.uk

VALUED ADDED TAX (VAT) VAT will be charged if applicable.



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.

GIRAFFE360

