

david britton ESTATES

FOR SALE BY PRIVATE TREATY · AS A WHOLE OR IN THREE LOTS

Reagill Grange Farm

Reagill, Penrith, Cumbria CA10 3ER

LOT 1
Offers over £1,250,000
Farmhouse, stone steading, land and woodland · 30.42 acres

LOT 2
Offers over £175,000
Woodland at Reagill Grange · 28.60 acres

LOT 3
Offers over £1,300,000
Field barn, land and woodland · 144.89 acres

As a whole: offers over £2,725,000 · 203.91 acres (82.52 ha)







Reagill Grange

There is a point on the lane where the public road is behind you, the hedges fall away and the whole of the Eden Valley opens up: the long green shoulder of the Pennines to the east, the Lakeland fells to the west, and in between, miles of walled pasture rolling down to the Lyvennet with not a single building that is not yours. Reagill Grange sits in the middle of it, on its own, exactly where the canons of Shap Abbey put it.

The name gives the game away. A grange was a monastic farm, and this ground was farmed by the Abbey from the end of the twelfth century until Henry VIII put a stop to it in 1540. The lands went to the Whartons, and the house that stands here was raised not long after. The parish register has it by 1590, and the stone it is built from is believed to have come from the Abbey itself, by then an empty shell and a ready quarry. In 1700 the Daws family raised the rear wing to a full two storeys and carved their initials, T. and E.D., on a lintel to prove it. The Grange has been farmed ever since, and it is still the principal house of the hamlet.

Historic England grades the house II*, which puts it in the top few per cent of listed buildings in the country. The reasons are on show: the full-height gabled porch with its studded plank door under a four-centred head, the mullioned windows with their continuous hoodmoulds, the boulder plinth of the original build, the string courses, and the tapered cylindrical chimneys on square stepped bases that are the signature of a Westmorland house of this date. Inside, a stone newel stair climbs the full-height stair wing at the rear, and the ground floor has a great segmental-arched inglenook.

Around the house is a steading of the kind that is rarely offered any more: long ranges of coursed stone under slate and tin, part lofted, divided into bays, the sort of buildings that were built to last and have. They are beautiful, and they are useful. A planning application for their conversion to five dwellings has been submitted and is in process, but a buyer need not wait on it: as studios, workshops, stabling, stores, a wedding barn, a tasting room or simply the finest garaging in Westmorland, they earn their keep now. Beyond them stands a stone field barn out on its own in the land, with views that run for miles and an application for prior approval to convert it to a three-bedroom house that is expected to be decided shortly: a house in the fields, or the beginning of a new steading. Then the land itself: 204 acres of walled Eden Valley pasture and three blocks of woodland, with the headwaters of a beck rising within the boundary.

What it adds up to is a place that can be whatever its owner wants. A working farm, as it has been for eight hundred years. A family house with enough land to be entirely self-contained. A retreat where the only traffic on the lane is your own. For all that it feels remote, it is not: Penrith and the M6 are 20 minutes, Appleby and the Settle to Carlisle line five miles, and the Ullswater shore of the Lake District half an hour.

Key features

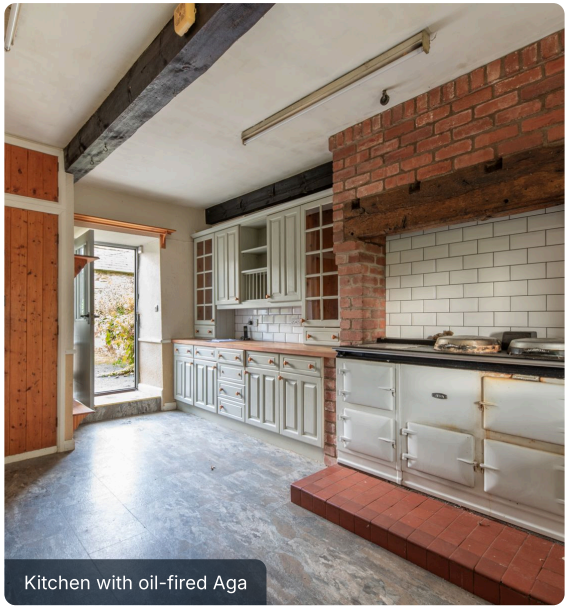
- Grade II* listed farmhouse, late 16th century, on the Abbey's own grange and believed to be built from Shap Abbey stone
- Entirely on its own at the head of a private lane, with no neighbour in sight and views that run to the Pennines and the Lakeland fells
- Five bedrooms and three reception rooms over 3,040 sq ft, with an oil-fired Aga and a great inglenook fireplace
- Full-height gabled porch, stone-mullioned windows and the tapered round chimneys of the old Westmorland houses
- A steading of handsome traditional stone ranges with a planning application submitted for conversion to five dwellings, and any number of other uses in the meantime
- Stunning stone field barn standing alone in its own land with far-reaching views, prior approval for a three-bedroom dwelling applied for and expected shortly
- Approximately 203.91 acres (82.52 ha) in all, predominantly Grade 3 grazing and cropping land
- Three woodland blocks: mature Sitka spruce ready to fell, mature broadleaves and a planted ancient woodland site with the headwaters of Low Wood Beck
- Sporting and mineral rights included; freehold with vacant possession
- 20 minutes from Penrith and the M6, five miles from Appleby; for sale as a whole or in three lots

THE FARMHOUSE

Five hundred years of Westmorland stone



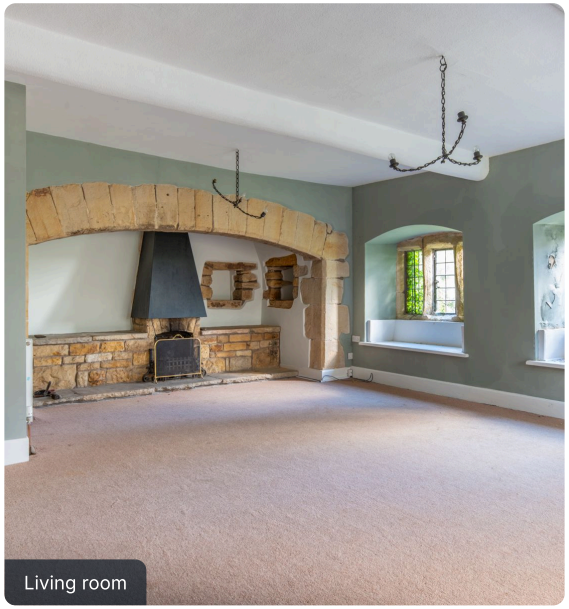
The gabled porch and the stair wing



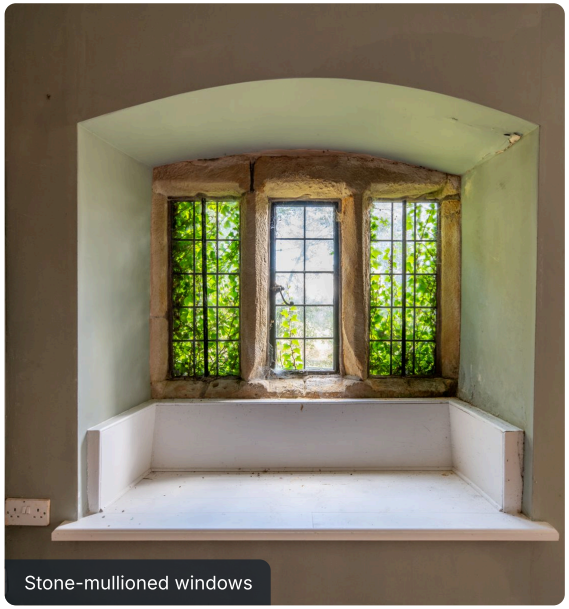
Kitchen with oil-fired Aga



The segmental-arched inglenook



Living room



Stone-mullioned windows

LOT 1

Reagill Grange Farmhouse

Lot 1 · Offers over £1,250,000 · farmhouse, steading and 30.42 acres

The house is built of coursed squared rubble with quoins, under graduated slate roofs with stone copings, on an L-shaped plan of two storeys and four bays. The front elevation is pebble-dashed. It extends to 3,039 sq ft (282.4 sq m) over two floors and has mains water, mains electricity and private drainage. EPC rating E.

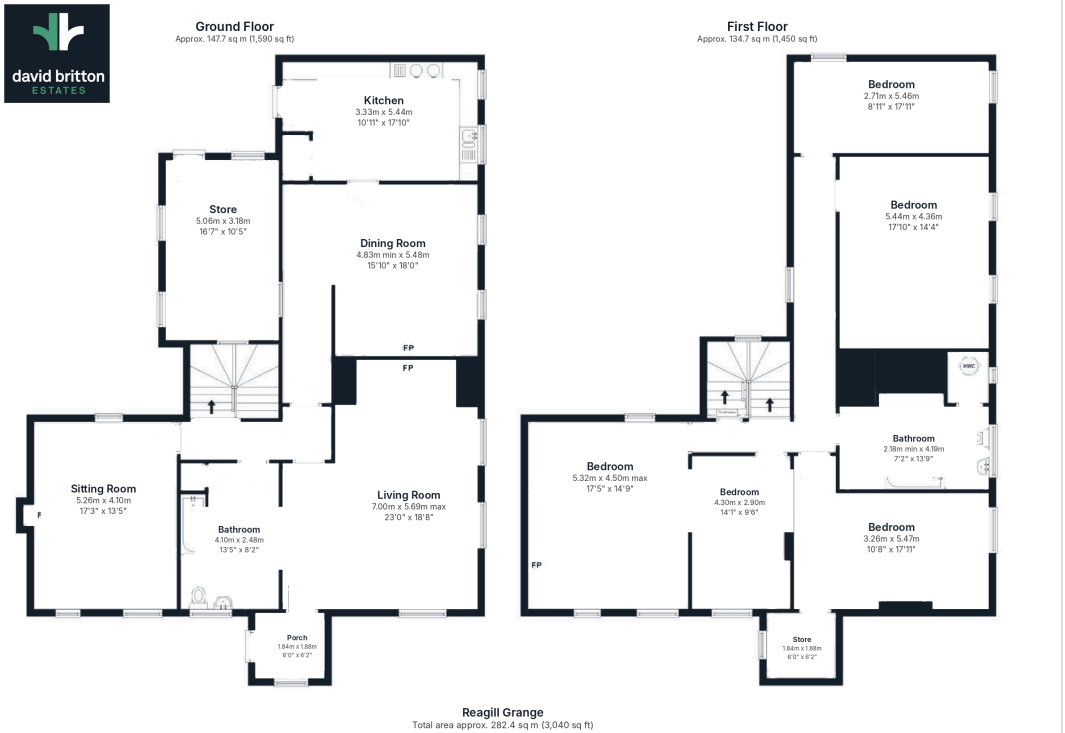
Ground floor

Porch	1.84m × 1.88m	Living room, fireplace	7.00m × 5.69m
Dining room, fireplace	4.38m × 5.48m	Sitting room, fireplace	5.26m × 4.10m
Kitchen, oil-fired Aga	3.33m × 5.44m	Bathroom	4.10m × 2.48m

First floor

Bedroom one	5.32m × 4.50m	Bedroom two	5.44m × 4.36m
Bedroom three, with store	3.26m × 5.47m	Bedroom four	4.30m × 2.90m
Bedroom five	2.71m × 5.46m	Bathroom	2.18m × 4.19m

A stone newel stair rises from the ground floor to the first floor, continuing in timber to the attic. A well-established garden lies to the front of the house, with an attached storage shed (5.06m × 3.18m) and ample parking around the house.







LOT 1

The steading and the land

The steading is a mix of traditional stone and modern steel. The stone ranges are the heart of it: long, low, part lofted and divided into bays, with the quality of masonry that only a monastic estate could afford. A planning application for their conversion to five dwellings has been submitted to Westmorland and Furness Council (refs 2025/0591/FPA and 2025/0594/LBC) and is in process. In the meantime they are as good a set of outbuildings as a buyer could hope to find, with room for stabling, workshops, studios, storage or events.

BUILDING	SIZE	CONSTRUCTION
Traditional range	20.68m × 6.51m	Single storey stone under a tin roof, in several bays
Storage shed	4.58m × 5.35m	Stone under slate
Traditional range	31.71m × 5.68m and 16.72m × 5.21m	Stone under slate, in several bays, part lofted
Storage shed	8.99m × 8.94m	Stone under a tin roof
Storage shed	19.37m × 6.75m	Block walls, part tin roof, dilapidated
Slurry store	—	Steel, damaged
Dutch barn with lean-to	31.01m × 12.66m	Steel portal frame under tin
Silage pit	31.01m × 12.66m	Steel portal frame under asbestos cement sheet

The submitted drawings and planning documents are available from DBE on request.

The land

Lot 1 runs to approximately 12.31 hectares (30.42 acres), of which 5.04 hectares (12.46 acres) is woodland of open Scots pine and ground felled and ready to replant. The eastern half of the wood is a recorded planted ancient woodland site, and the headwaters of Low Wood Beck rise within it. It is the kind of wood a family restores over a generation: a conservation plot, a shoot, or simply somewhere to walk the dogs without leaving home.



LOT 2

Woodland at Reagill Grange

Offers over £175,000 · 28.60 acres



A well-managed block of woodland extending to approximately 11.57 hectares (28.60 acres), in three distinct parts.

Mature Sitka spruce (about 2.34 ha). A fine, well-thinned stand of around 45 years, now at the stage where it can be felled whenever the timber market suits. A felling licence will be required.

Mature broadleaves (about 1.30 ha). A strip along the southern edge of the spruce, which could be kept as a shelter belt and amenity woodland or felled with the spruce.

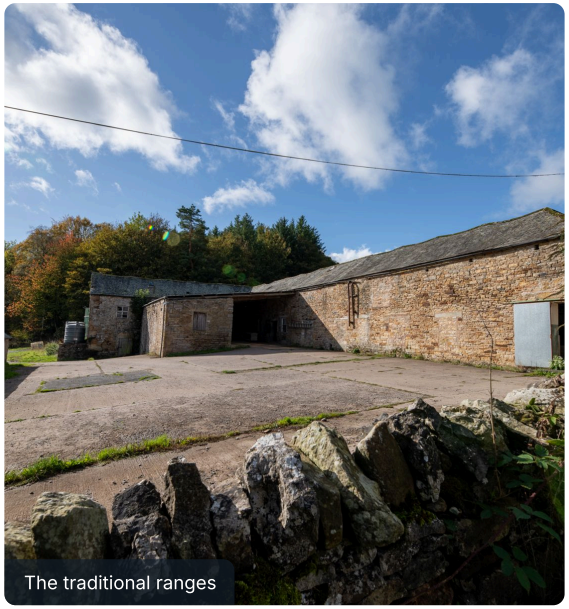
Young plantation (about 7.34 ha). The southern block, felled and replanted around 2020, mainly with Sitka spruce. Birch and other broadleaves have seeded themselves into the crop, so it is already growing into a more mixed wood than was planted.

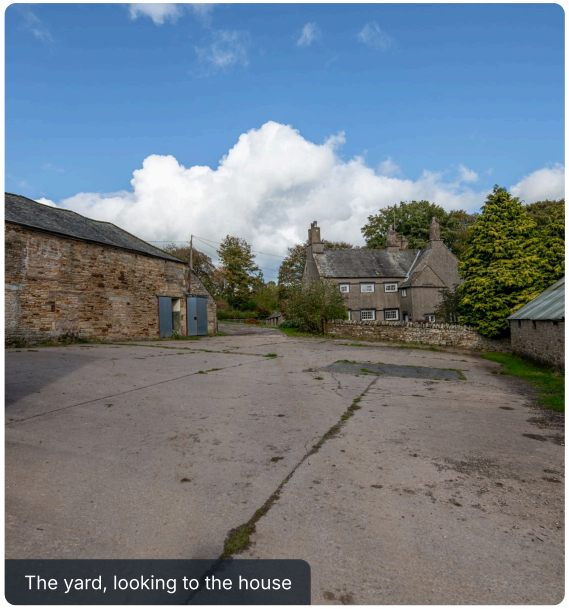
For a buyer of Lot 1 or Lot 3 this is the obvious addition; on its own it is a sound timber investment with an income event already in sight.

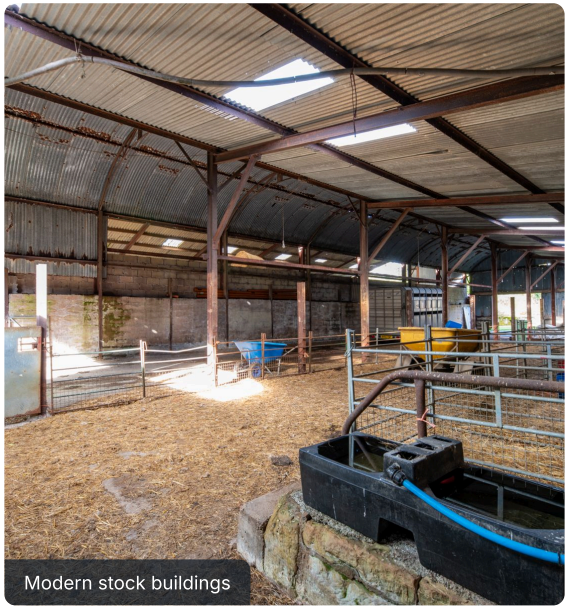
THE STEADING

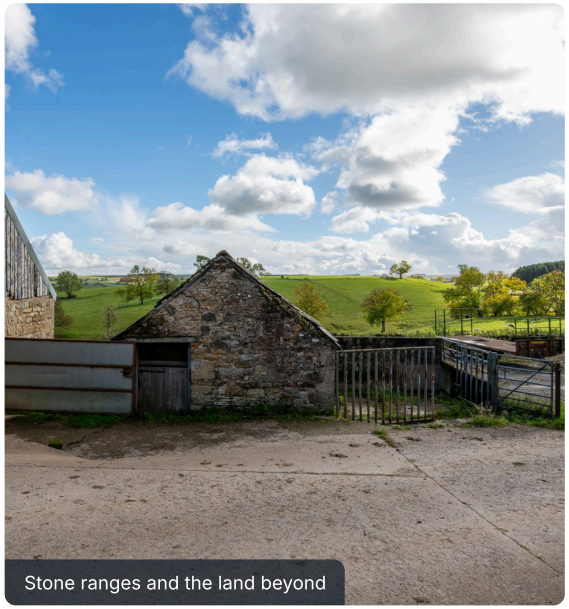
Built to last, and they have


The house and steading from the air


The traditional ranges


The yard, looking to the house


Modern stock buildings


Stone ranges and the land beyond

LOT 3

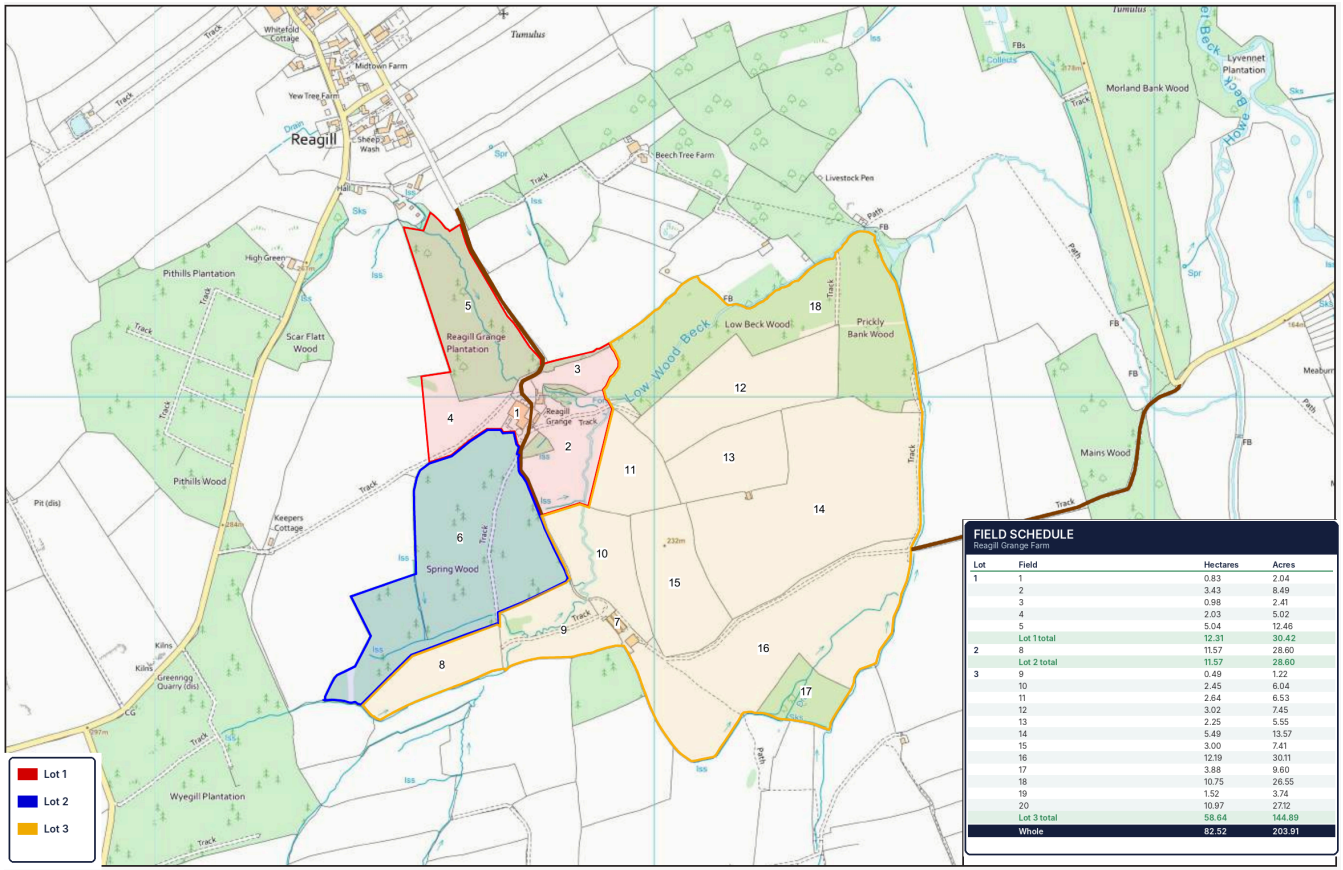
Field barn and 144.89 acres

Offers over £1,300,000

The largest lot: approximately 58.64 hectares (144.89 acres) of good-quality agricultural land and woodland blocks, classified as predominantly Grade 3 and suited to both grazing and cropping. The boundaries are a mix of drystone walls, hedgerows and post-and-wire fencing.

Within field 14 stands a stunning stone field barn with far-reaching views across the valley. An application for prior approval to convert it to a three-bedroom dwelling has been submitted to Westmorland and Furness Council (ref 2026/1779/PACOU) and a decision is expected shortly. A barn of this kind, standing alone in its own land, is a rare thing in the Eden Valley: a house in the fields with no neighbours but the view, or the first building of a new steading.

The land is not currently entered into any environmental stewardship or SFI scheme, which leaves the next owner free to shape their own. The delinked payments are retained by the seller.



FIELD SCHEDULE
Reagill Grange Farm

Lot	Field	Hectares	Acres
1	1	0.83	2.04
	2	3.43	8.49
	3	0.98	2.41
	4	2.03	5.02
	5	5.04	12.46
	Lot 1 total	12.31	30.42
2	8	11.57	28.60
	Lot 2 total	11.57	28.60
3	9	0.49	1.22
	10	2.45	6.04
	11	2.64	6.53
	12	3.02	7.45
	13	2.25	5.55
	14	5.49	13.57
	15	3.00	7.41
	16	12.19	30.11
	17	3.88	9.60
	18	10.75	26.55
	19	1.52	3.74
	20	10.97	27.12
	Lot 3 total	58.64	144.89
	Whole	82.52	203.91







THE LAND

204 acres of walled Eden Valley pasture and woodland



Looking east to the Pennine escarpment



Open grazing land



The woodland blocks

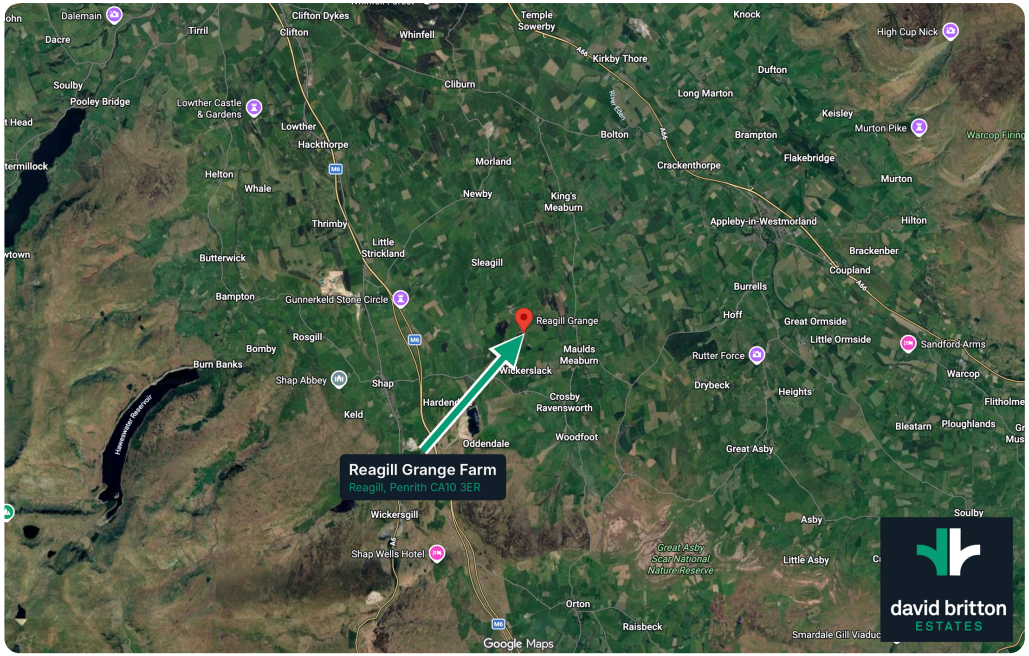
Reagill and the Eden Valley

Reagill is a hamlet of a few dozen souls on the limestone uplands between the Eden and the Lyvennet, in the parish of Crosby Ravensworth. It is high, quiet and open country, walled rather than hedged, where the roads are single-track and the skies are enormous. The views from the Grange take in the Pennine escarpment to the east and the Lakeland fells to the west, and at night there is very little between you and the stars. The hamlet's one curiosity is the Image Garden, the Victorian sculpture garden made by the Reagill-born artist Thomas Bland, and Maulds Meaburn, Crosby Ravensworth and Morland are all a few minutes away.

This is a well-regarded farming district, with livestock the predominant enterprise, and Penrith Auction Mart is close at hand. Penrith itself, 20 minutes to the north-west, has the supermarkets, schools and the M6 at junction 40, with the West Coast main line to London in under three hours. Appleby-in-Westmorland, five miles to the east, has its weekly market, its castle and a station on the Settle to Carlisle line. Shap and the A6 are a short run to the west, and the Ullswater shore of the Lake District National Park is half an hour away.

Getting there

From Penrith take the A6 south through Shap, or the M6 to junction 39. Reagill lies east of the A6 between Shap and Little Strickland; the Grange is reached by its own private lane. What3words and viewing directions are given on booking.







General remarks and stipulations

Method of sale. For sale by private treaty as a whole or in three lots. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with DBE after viewing. The vendor reserves the right to amalgamate, withdraw or exclude any of the land, to amend the particulars, and to sell without notice.

Tenure and possession. Freehold. Vacant possession on completion.

Planning. Lot 1: an application for full planning permission (2025/0591/FPA) and listed building consent (2025/0594/LBC) for conversion of the traditional farm buildings to five dwellings has been submitted and is in process. Lot 3: an application for prior approval (2026/1779/PACOU) for conversion of the stone field barn to a three-bedroom dwelling has been submitted and a decision is expected shortly. The farmhouse is Grade II* listed, National Heritage List entry 1157943.

Services. Mains electricity, mains and natural water. Foul drainage to a private system. No formal investigation of the septic tank has been carried out; it may not meet the General Binding Rules 2020 and the property is sold on that basis. Services have not been tested.

Rights, easements and outgoings. The property is sold subject to and with the benefit of all rights of way, public or private, and all wayleaves, easements, restrictions and burdens, whether referred to in these particulars or not. Buyers must satisfy themselves on all such matters.

Schemes and payments. Not entered into any environmental stewardship or SFI scheme. Delinked payments are retained by the seller.

Sporting and mineral rights. Included in the sale so far as the sellers have title to them.

Fixtures and fittings. Fitted carpets in the farmhouse, where present, are included.

EPC. Reagill Grange Farmhouse: E.

Plans and areas. Areas and plans are based on Ordnance Survey and the Rural Land Register and are for reference only. Areas are the vendor's figures; DBE has not measured the land.

Money laundering. The successful purchaser will be asked to provide identification documents under the Money Laundering Regulations.

These particulars are for guidance only and do not form part of any contract. Measurements are approximate. Descriptions of the property and its condition are given in good faith but should be verified by inspection and by the purchaser's own advisers.

Viewing

Strictly by appointment with David Britton Estates.

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