

Allerby Farm
Allerby | Cumbria | CA7 2NL

FINE & COUNTRY

ALLERBY FARM



A beautifully renovated five-bedroom farmhouse with attached barn conversion and versatile two bedroom annexe, extensive outbuildings, stabling and approximately 6.5 acres of gardens, grazing land and woodland. An exceptional lifestyle property offering space, character and exciting possibilities, just a short distance from the Cumbrian coast and Lake District National Park.



STEP INSIDE

Having remained within the same family for generations, Allerby Farm is a much-loved country home that has been comprehensively renovated to an impressive standard. The current owners have thoughtfully combined the character and charm of the original farmhouse with stylish contemporary finishes, creating a beautiful family home that is both welcoming and practical. Complemented by a substantial two-bedroom annexe (Allerby Farm Cottage), extensive garaging, traditional outbuildings and approximately 6.5 acres of land, this is a property offering remarkable versatility. Whether the ambition is to enjoy an equestrian lifestyle, accommodate extended family, establish a smallholding or explore the potential for a countryside business, Allerby Farm offers an exciting opportunity to make those aspirations a reality.

The quality and individuality of the renovation are apparent from the moment you step inside. A spectacular double-height entrance hall creates an impressive welcome, with a striking cast iron spiral staircase connecting three levels of the farmhouse. From here, the accommodation flows into a beautifully appointed kitchen and dining room, where traditional shaker-style cabinetry is complemented by contemporary worktops, quartz island and high end appliances from AEG. A thoughtfully designed curved island mirrors the adjoining wall and provides comfortable seating for four, creating a wonderfully sociable space for cooking and entertaining. Large windows allow natural light to pour into the room while framing lovely views across the gardens towards Lakeland fells including Skiddaw and Grizedale Pike.

Beyond the kitchen lies the magnificent double-height sitting room, undoubtedly one of the property's most memorable features. A substantial stone fireplace provides a striking focal point, complemented by beautifully restored original timber flooring and large windows across three elevations. French doors open directly onto the gardens and patio, allowing the room to connect effortlessly with the outside space during warmer months. The impressive proportions make this an exceptional setting for entertaining, enhanced by a cleverly concealed bar area and an internal balcony overlooking the room from the principal bedroom suite above.












CGI


CGI




CGI





The principal bedroom is a particularly impressive retreat, with a large picture window capturing uninterrupted views across the gardens, adjoining land and towards the Lakeland fells. A luxurious en-suite bathroom features a freestanding bath, generous walk-in shower and elegant contemporary finishes, while glazed French doors open onto the balcony overlooking the sitting room below.

Four further generously proportioned double bedrooms retain the character of the original farmhouse, with high ceilings and traditional door casings, and are served by a beautifully appointed family bathroom. Useful additional storage completes the accommodation on this level.














CGI









Descending the spiral staircase to the lower level reveals further practical and versatile space, including a generous laundry and utility room with access to a secluded sunken patio. This level also connects directly to the extensive garages, which are accessed externally from the main courtyard. Offering considerably more than conventional vehicle storage, these substantial spaces could be ideal for classic cars, motorcycles, a home gym, workshops or a combination of uses tailored to individual interests and requirements.





THE ANNEXE

One of Allerby Farm's greatest assets is its spacious ground-floor annexe, offering an excellent solution for multigenerational living, independent guest accommodation or potential rental income.

With its own front and rear entrances and the provision for separate parking, the annexe benefits from a good degree of independence from the main farmhouse. The accommodation includes a generous kitchen, complete with high end AEG appliances, and dining room, a welcoming sitting room with an attractive stone feature fireplace, a double bedroom, wet room and an additional reception room which could equally serve as a second bedroom or study.

The flexibility of this accommodation makes Allerby Farm particularly appealing to families wishing to keep relatives close while maintaining independent living arrangements. Equally, the annexe could lend itself to holiday accommodation or longer-term letting, subject to any necessary consents.















GARDENS, GROUNDS AND OUTBUILDINGS

It is outside that Allerby Farm's lifestyle appeal truly comes into its own. Extending to approximately 6.5 acres in total, including around 5.5 acres of grazing land and woodland, the grounds provide a wonderful combination of open countryside, practical facilities and space to enjoy a wide range of interests.

Immediately surrounding the farmhouse are substantial gardens, offering an exciting blank canvas for a new owner to create landscaped grounds, outdoor entertaining areas or productive kitchen gardens. Beyond, the land slopes gently away into a generous grazing paddock, bordered by an attractive area of woodland, creating a lovely setting for horses, livestock or simply enjoying the freedom and privacy of having your own land.

For equestrian buyers, the existing facilities provide an excellent starting point. A separate access track runs alongside the property, allowing vehicles, trailers and machinery to reach the stable yard and paddocks independently of the main courtyard. The yard incorporates three stables, a feed store, substantial hay barn and additional lean-to building, with direct access to the adjoining grazing land. There is also potential to create a dedicated turnout yard and manège or schooling area, subject to the necessary permissions.

The land offers considerable appeal beyond equestrian use. Those seeking a smallholding or more self-sufficient lifestyle will appreciate the opportunity to keep animals and grow their own produce, with a further generous area alongside the farmhouse and substantial greenhouses already in place. Buyers with an interest in rural diversification may also wish to explore the potential for camping, glamping or caravan accommodation, subject to planning permission and relevant approvals.

The extensive outbuildings further enhance the property's versatility. A large courtyard to the front provides ample parking and access to the garages, alongside a fascinating collection of traditional buildings historically used for storage, butchery and wine making. These offer exciting possibilities for alternative uses, whether workshops, studios, hobby spaces or facilities associated with a countryside business. A further garage and workshop adjoining the annexe, together with a coal store and secure outbuilding, provide additional practical space.

The combination of grazing land, woodland, stabling, extensive garaging and traditional outbuildings creates an exceptional lifestyle opportunity. Whether keeping horses, pursuing outdoor interests, working from home or simply enjoying the space and freedom of rural living, Allerby Farm provides the flexibility to shape the property around your own ambitions.













LOCATION

Allerby Farm enjoys a peaceful rural setting within the welcoming community of Allerby, offering a wonderful balance of countryside tranquillity and everyday convenience. The nearby towns of Cockermouth and Maryport provide a good range of shops, schools, restaurants and amenities, while Keswick, Carlisle and Workington are also readily accessible. The location is particularly appealing for those who enjoy the outdoors, with the beautiful Solway coastline less than two miles away, offering expansive beaches, spectacular sunsets and wonderful coastal walks. In the opposite direction, the Lake District National Park is just a short drive away, placing its magnificent lakes, mountains and picturesque villages within easy reach. Few locations offer such convenient access to both the coast and the fells while retaining the peace and sense of community associated with rural Cumbrian living. Allerby is also easily commutable to Sellafield, a large employer in the area.





INFORMATION

Viewings: Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

Offers: Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Tenure and Possession: Freehold possession upon completion.

EPC Rating: F

Services: Allerby Farm is served by mains electricity, water & Sewage. Heating is provided by Oil central heating. There is no broadband connection currently, but BT advertise speeds up to 1000MBPS.

Council Tax: Local authority – Cumberland council. Council tax for the farmhouse is D, the cottage is band A.

CGI: Selected photographs have been digitally furnished using AI/CGI to illustrate possible furniture arrangements and décor. These are illustrative images, rather than photographs of the rooms' current furnishings. Original photographs are included alongside them.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook.com/Fine & Country Cumbria and Instagram on @fineandcountrycumbria.

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them

Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

Money Laundering Regulations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.



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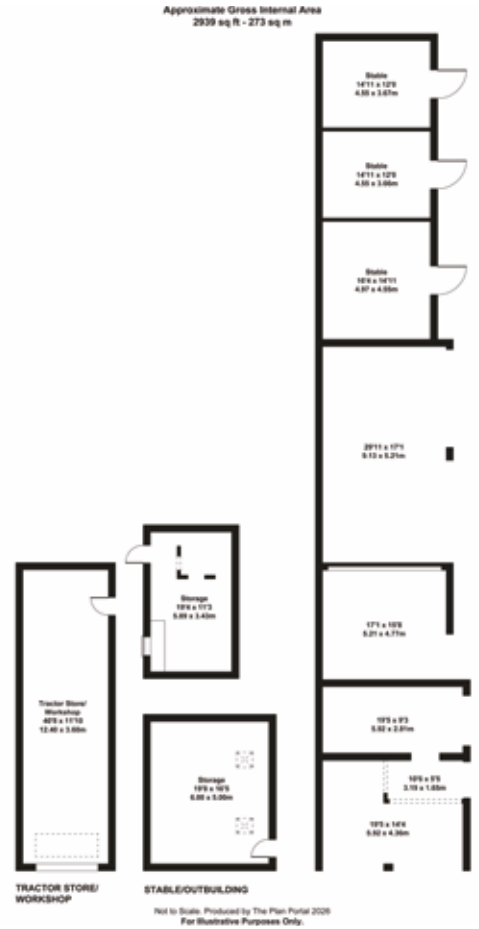
Approximate Gross Internal Area
6620 sq ft - 615 sq m
(Excluding Void)





Allerby Farm

Approximate Gross Internal Area
2939 sq ft - 273 sq m



The Property Ombudsman

APPROVED CODE
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed xx.xx.2026

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