



## DESCRIPTION

### **A Rare Development Opportunity to Create a Landmark Lakeland Home**

Traditional Ring-Fenced Farmstead – Gosforth, Cumbria (LDNP)

Set within an elevated and private position in the Lake District National Park, this traditional ring-fenced farm extends to approximately 34 acres (14 hectares) of permanent pasture grazing land and offers a remarkable opportunity to create a truly exceptional country home in one of West Cumbria's most dramatic settings.

At the heart of the holding stands a traditional stone farmhouse, now requiring complete renovation, presenting a rare blank canvas for transformation. Attached directly to the house is a substantial traditional bank barn (GEA Approx 180m<sup>2</sup>), offering outstanding scope to significantly enhance and extend the living accommodation, subject to the necessary planning consents.

The configuration of the farmhouse and bank barn lends itself naturally to the creation of a large, characterful family home, with potential for:

- Expansive open-plan living spaces
- Double-height rooms showcasing exposed stonework and original features
- Large glazed elevations designed to maximise the panoramic fell and coastal views
- A seamless blend of traditional architecture with contemporary design

Such opportunities to extend residential accommodation within the Lake District National Park are increasingly rare, making this property particularly compelling to purchasers seeking to create a bespoke “forever home” in an exceptional setting.

### **Architectural Presence & Setting**

The farmhouse occupies a secluded yet commanding position, surrounded by its own land, ensuring long-term privacy and protection of outlook. The bank barn's elevated structure and traditional form offer significant architectural presence, ideal for sensitive conversion while retaining the historic integrity of the steading.

The orientation and position are perfectly suited to creating principal living areas that fully embrace the breathtaking scenery, with uninterrupted views across open countryside to both the fells and the coast.

### **Buildings & Ancillary Potential**

In addition to the farmhouse and attached bank barn, the property includes a selection of separate agricultural buildings, providing further flexibility for agricultural use, garaging, workshops, studios subject to consent.

### **Agricultural Land**

The holding extends to approximately 34 acres (14 hectares) of permanent pasture, all contained within a single ring-fenced block, and comprises of grazing land and areas of natural vegetation including an areas of mature woodland.



Given the location the land is ideal for a variety of uses including agricultural purchasers, regenerative agriculture, investors and those with lifestyle and amenity interests or carbon offsetting and tree planting subject to obtaining the relevant consents. The land not only supports traditional grazing but also enhances the privacy, setting, and long-term appeal of the property as a standalone rural estate.

### **Exceptional Panoramic Views**

A defining highlight of the property is its extraordinary panoramic outlook, offering a constantly changing backdrop:

- West: Open views across the Irish Sea, with Ravenglass estuary and Muncaster Castle
- South: The rugged skyline of the Muncaster Fells
- East: Iconic Lakeland landscapes including Eskdale and Wasdale, extending deep into the heart of the Lake District National Park

The elevated vantage point ensures both dramatic sunsets and far-reaching daytime views rarely matched in the area.

Situated close to the village of Gosforth, the property enjoys a balance of seclusion and accessibility, with local amenities, schools, and transport connections within easy reach. The western Lake District is renowned for its unspoilt landscapes, outdoor pursuits, and strong sense of place.



## **METHOD OF SALE**

The property is offered for sale by Private Treaty in a single lot. 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.

## **TENURE AND TITLE**

The property has freehold title, and vacant possession will be given on completion. The property is sold subject to all existing burdens (covenants, wayleaves, rights of way, easements, quasi- easements, rights of access, ancient monuments, etc.) whether public or private and whether constituted in the title deeds or not. The purchasers will be held to have satisfied themselves as to the nature of such burdens.

## **BOUNDARIES**

Responsibility for the maintenance of boundaries is indicated by inward facing 'T' marks on the Sale Plan and is from information provided by the Vendor. Where no mark is shown no further information is available.

## **SERVICES**

The property benefits from mains electricity, natural spring water and drainage is to a traditional drainage system.

## **MONEY LAUNDERING REGULATIONS**

Under the 2017 AML regulations we are legally required to carry out AML checks against purchasers. Purchasers will be required to provide photo ID, proof of address and confirmation of funding.

## **SPORTING & MINERAL RIGHTS**

The mineral and sporting rights are included in the sale insofar as they are owned.

## **VENDOR'S SOLICITOR**

TBC

## **VALUED ADDED TAX (VAT)**

VAT will be charged if applicable.

## VIEWING

Strictly by appointment with the agents.

**Mitchells Land and Property, Lakeland Business Centre, Cockermouth, Cumbria, CA13 0QQ**

**Tel:** 01900 822016

**Email:** [info@mitchellslandagency.co.uk](mailto:info@mitchellslandagency.co.uk)

## LOCATION

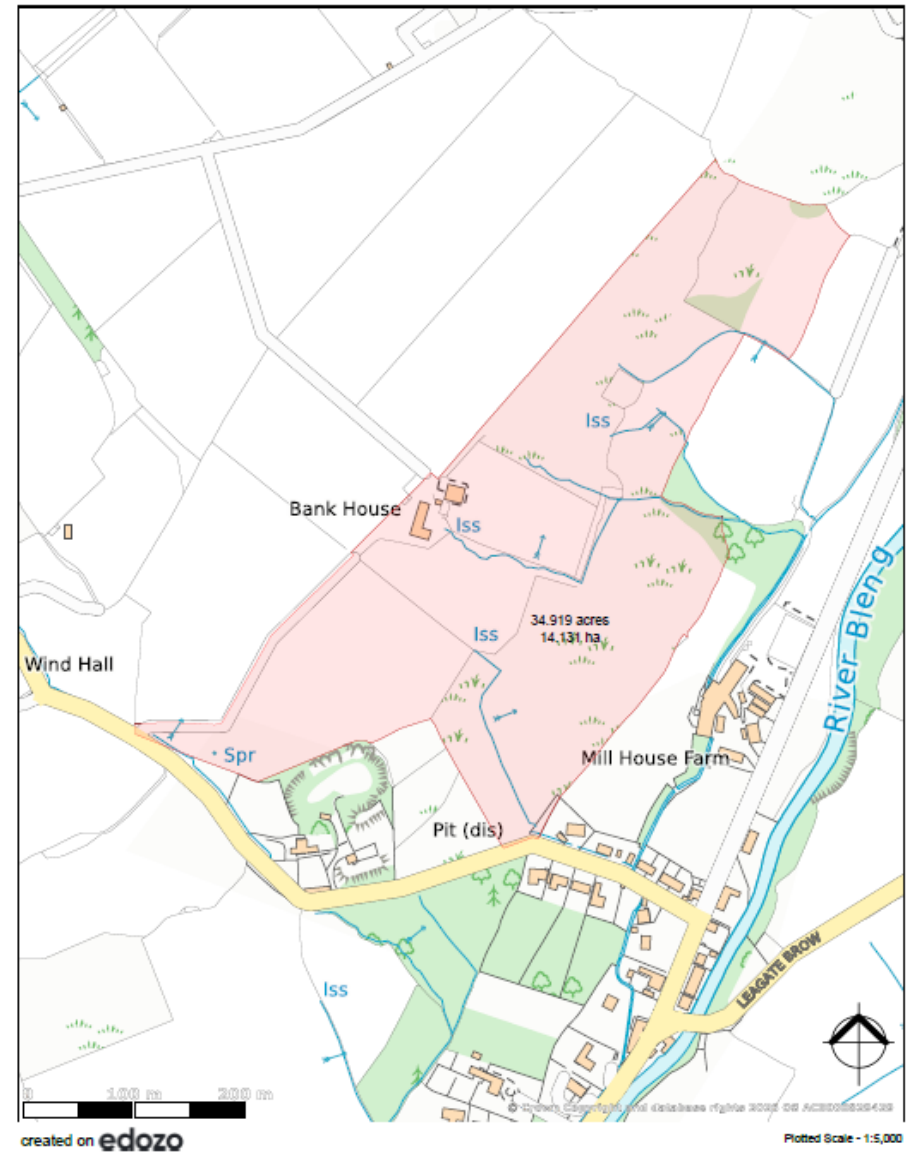
Situated close to the village of Gosforth, the property enjoys a balance of seclusion and accessibility, with local amenities, schools, and transport connections within easy reach. The western Lake District is renowned for its unspoilt landscapes, outdoor pursuits, and strong sense of place.

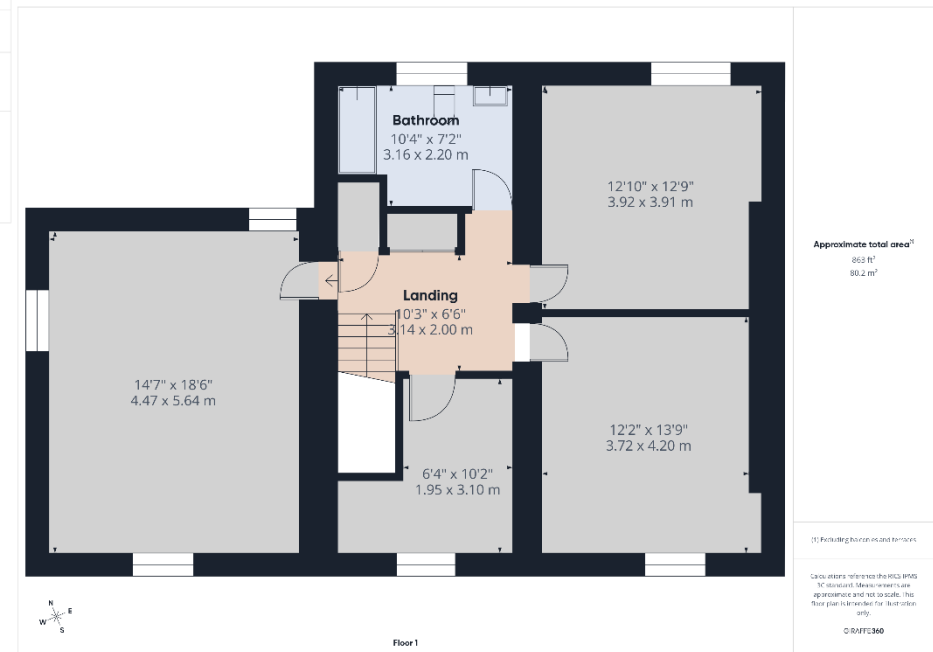


discrepancy.removals.refills

EPC

TBC













Whilst every care has been taken in the preparation of these particulars, all interested parties should note: The description and photographs are for guidance only and are not a complete representation of the property. Photographs were taken Jan 2026. Plans are not to scale, are for guidance only and do not form part of a contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. No survey of any part of the property has been carried out by the Vendor or the Sole Selling Agent. All measurements have been taken using the following: Ordnance Survey data; the RPA Rural Land Registry maps; *Edozo* mapping software; from scaled plans and by tape measure and therefore may be subject to a small margin of error. Only those items referred to in the text of these particulars are included. Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within subsequent written agreement. These particulars do not form, nor form any part of, any offer of contract. Any contract relating to the sale of the property shall only be capable or being entered into by the Vendor's solicitor. These particulars have been prepared in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 to give a fair overall view of the property, but neither Mitchell's Auction Company Ltd nor the Vendor accepts any responsibility for any error that they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. Neither Mitchell's Auction Company Ltd nor any of their employees has any authority to make or give any further representation or warranty in relation to the property.