



Rutherford House Brocklebank, Caldbeck, CA7 8DH

Offers in the region of £845,000





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Caldbeck, CA7 8DH

- Lovingly and thoughtfully restored stone farmhouse, full of quirks and character — no onward chain
- Breathtaking, far-reaching views over Dalston, Carlisle, Wigton, the Solway and southern Scotland
- Five generously sized bedrooms, offering a spacious yet flexible layout throughout
- Three characterful reception rooms with exposed stone, beamed ceilings and log-burning stove
- Dual solar PV systems with three batteries, generating a guaranteed index-linked income (~£3,000/year)
- Two miles from Caldbeck village, on the doorstep of the Lake District National Park and the Northern Fells
- Set within approximately one acre of mature, landscaped gardens (approx. 5,356 sq ft in total)
- Principal bathroom with freestanding spa bath and antique fittings, plus second bathroom and WC
- Farmhouse kitchen/diner with 4-oven Aga and two-burner gas hob
- Integral garage with rear annex and first-floor room above, plus two further garages for ample parking and storage

Rutherford House is a substantial stone-built farmhouse that has been lovingly and thoughtfully restored into a truly beautiful family home. Full of quirks and character — from exposed beams and stone walls to characterful nooks and unexpected architectural details — it has been sensitively brought up to date without losing any of its original charm. The result is a home that feels both spacious and genuinely well thought out, with flexible living space to suit family life at every stage. Set within approximately one acre of mature, beautifully landscaped gardens, the property sits in an elevated position enjoying sweeping, uninterrupted views stretching across Dalston, Carlisle, Wigton and the Solway Firth, all the way to southern Scotland and the hills around Dumfries. Extending to approximately 5,356 sq ft (498 sq m), and offered with no onward chain, this is a rare opportunity to acquire a spacious, versatile home in a truly desirable setting.

Directions

What3words location: [///curry.cabbies.area](https://www.what3words.com/?w3w=///curry.cabbies.area)

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Ground Floor

The ground floor centres around a generous farmhouse kitchen/diner, warmed by the Aga, with an exposed beam and space for a large family table — the natural heart of the home. A separate reception room and lounge both feature exposed stone walls, characterful beamed ceilings and feature fireplaces, while a study, utility room, WC and porch add everyday practicality. An integral garage with rear annex completes the ground floor, offering excellent storage and workshop potential alongside the property's period charm.

Porch	9'8" x 3'9" (2.96 x 1.15)
Kitchen Diner	24'2" x 13'5" (7.37 x 4.09)
Sunroom / Study	5'10" x 8'9" (1.79 x 2.67)
Reception Room	21'11" x 13'8" (6.70 x 4.17)
Lounge	21'10" x 11'10" (6.66 x 3.63)
Store Room / Pantry	5'9" x 6'1" (1.77 x 1.87)
Utility & WC	7'7" x 5'10" (2.32 x 1.80)
Integral Garage	14'6" x 18'8" (4.44 x 5.71)
Rear Annex	14'2" x 6'2" (4.33 x 1.90)
Rear Annex	14'1" x 19'0" (4.31 x 5.80)
WC	
Hobby Room	13'5" x 17'2" (4.10 x 5.24)



First Floor

Upstairs offers five generously sized bedrooms. The principal bedroom, with its own private ensuite bathroom, is accessed from the main first-floor landing, while a second bathroom serves the remaining four bedrooms. Additional storage rooms are found throughout this floor. Separately, and accessed only via its own staircase from the garage below, a versatile reception room with skylights sits above — ideal as a home office, studio, or guest space, entirely self-contained from the main first-floor accommodation.

Principal Bedroom	13'6" x 19'0" (4.14 x 5.81)
Principal Ensuite	13'11" x 7'1" (4.25 x 2.17)
Bedroom Two	15'7" x 10'11" (4.75 x 3.35)
Bedroom Three	10'1" x 10'0" (3.09 x 3.07)
Bedroom Four	9'11" x 10'0" (3.04 x 3.06)
Bedroom Five	9'0" x 7'0" (2.75 x 2.14)
Storage Room / Office / Craft Room	19'3" x 11'7" (5.89 x 3.55)
Storage Room	6'2" x 6'0" (1.88 x 1.84)
Bathroom	5'6" x 6'0" (1.68 x 1.84)

Outside

The property is approached via a gated gravel driveway leading to a large parking and turning area, with plentiful parking throughout. Set within approximately one acre of mature, landscaped gardens, well-kept lawns wrap around a flagged patio with built-in seating, while mature hedging and trees offer both shelter and privacy without compromising the views. Outbuildings include a detached garage and a separate stand-alone garage, offering excellent scope for a workshop, hobby room, home business, or additional storage.

Garage / Storage Room

23'10" x 20'0" / 23'8" x 13'6" (7.27 x 6.12 / 7.22 x 4.12)

Garage



Services

Electricity: Smart meter; dual solar PV systems — a 4kW full-tariff system (approx. 10 years old, index-linked, guaranteed payments for a further 15 years, generating an actual income of around £3,000/year) linked to one 6.5kWh battery, and an 8kW system linked to two further 6.5kWh batteries. Both systems reduce grid-imported electricity, saving approximately £0.23 per kWh generated, and feed excess power to an immersion heater once batteries are fully charged

Heating: Oil-fired central heating, supported by a 30amp four-oven Aga with a two-burner gas hob. Wet underfloor heating (zoned and independently controlled) to the sitting rooms, principal bedroom/ensuite and main hallway; radiators to the remaining bedrooms, kitchen, conservatory, and the attached garage workshop and study loft above

Water: Unmetered supply

Drainage: Private septic tank system (Environment Agency compliant)

Broadband: Newly installed fibre optic broadband

Location

Rutherford House sits just two miles from the sought-after village of Caldbeck, within the Northern Fells and on the doorstep of the Lake District National Park, with wonderful access to the surrounding fells for walking and outdoor pursuits. Caldbeck itself is a thriving village community, enjoyed by the current owners for thirty years, offering an excellent doctors' surgery, a handy village shop, cricket club, pub, restaurants and church, alongside the well-regarded Fellview Primary School. Secondary school pupils are served by a bus service to both Caldew School in Dalston and Nelson Thomlinson School in Wigton, the latter being approximately six miles away. The property also benefits from a rare and exceptional outlook across the Solway Plain towards Dalston, Carlisle and Wigton, with the Solway Firth and the hills of southern Scotland (including views towards Dumfries) forming a dramatic backdrop.

Please Note

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Anti-Money Laundering (AML) Checks;

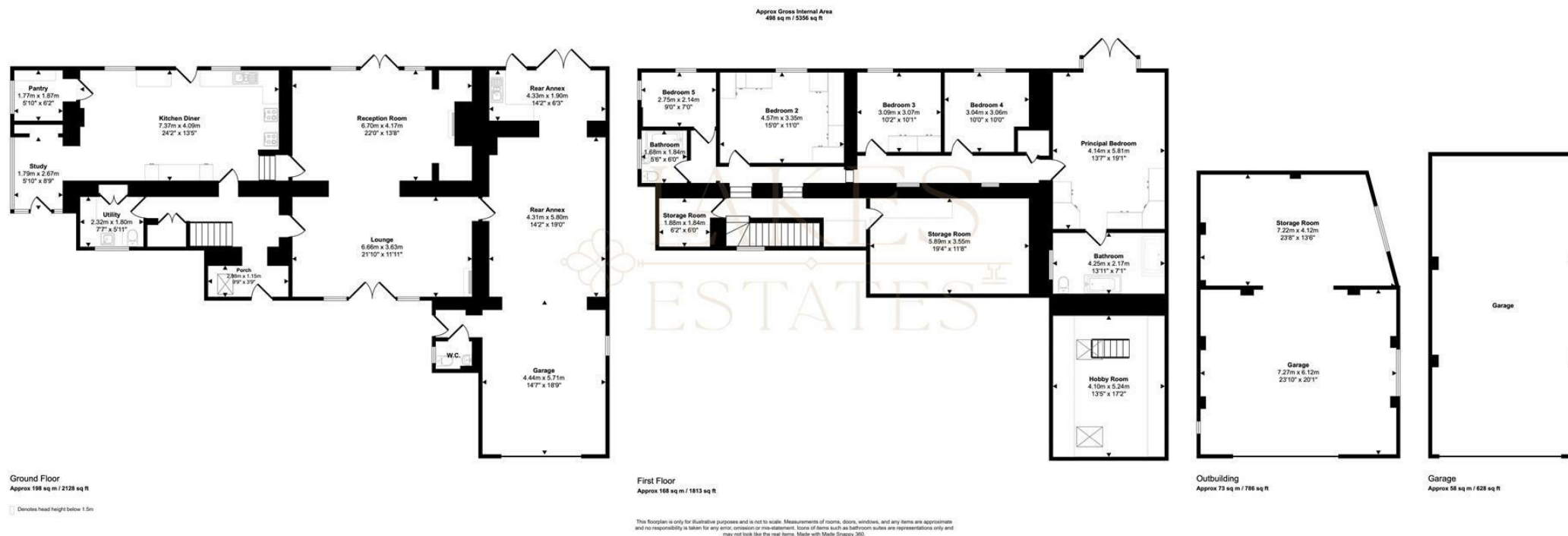
When your offer is accepted, we're legally required to verify your identity.

This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	