



# Cockenskell Farm, Blawith

£700,000

Cockenskell Farm , Blawith, Ulverston, LA12 8EL

Charming 17th Century Farmhouse with fell Views – Blawith Fells, Lake District

Nestled in a highly sought-after rural setting in the heart of the Lake District National Park, this characterful 17th century detached farmhouse offers a rare opportunity to acquire a substantial period home with breathtaking fell views and exceptional potential.

Located in the picturesque hamlet of Blawith, just a short distance from both Beacon Tarn and Coniston Water, the property enjoys a tranquil setting surrounded by open countryside, making it ideal for those seeking privacy, scenery, and a connection to nature.

With walks from the doors step to Beacon tarn and out in to the fells this beautiful home would certainly suit buyers who enjoyed outdoor life!

## Quick Overview

Charming 17th Century Farmhouse

Four double bedrooms

Four reception rooms

Original features

Stunning fell views

Close to Coniston village

Walk from the doorstep

Perfect as a home, second home or

Work required

Superfast Broadband



4



3



4



E



Superfast  
broadband  
available



Parking for  
several cars

Property Reference: ULV1049



Cockenskell Farm



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With walks from the doors step to Beacon tarn and out in to the fells this beautiful home would certainly suit buyers who enjoyed outdoor life!

This four-bedroom detached farmhouse is in need of some TLC but absolutely oozes character with original features including exposed beams and traditional stonework. There are has four spacious reception rooms, one being a large conservatory filled with natural light, superb for relaxing and entertaining!

Cockenskell's kitchen is simply fabulous for whipping up culinary delights for family and guests! The four double bedroom all boast beautiful views of the open countryside and enchanting fells.

The large well stocked garden is a sheer delight with uninterrupted fell views, simply splendid to roam in whilst admiring the wildlife on warm sunny days!

There is ample off-road parking at the property for several vehicles.

This property is an absolute one off and with its secluded location it would make the perfect place to call home for someone looking for peace and tranquility.

**Location** Blawith is a hidden gem within the Lake District, offering a quieter alternative to busier tourist hubs while remaining within easy reach of local amenities. The nearby waters of Beacon Tarn and Coniston Water provide opportunities for walking, wild swimming, and boating, while the surrounding fells offer some of the region's most scenic routes.

**Accommodation (with approximate dimensions)**

Entrance

Dining Room 5.30 x 3.97m

Lounge 6.67 x 3.62m

Sitting Room 3.77 x 5.60m

Conservatory 7.64 x 5.14m

Kitchen 5.23m x 2.52m

Utility Room 2.96 x 3.10m

Larder 1.58m x 4.19m

Master Bedroom 5.58 x 5.77m

Ensuite 1.67 x 3.10m

Bedroom One 4.45 x 3.59m

**Ensuite** 2.15 x 3.63m

**Bedroom Two** 3.37 x 3.98m

**Bedroom Three** 3.19 x 2.78m

**Family bathroom** 1.85 x 2.11m

**Downstairs WC**

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** The property benefits from being on a private water well, mains electricity, Oil central heating and septic tank.

**Broadband** Super fast Broadband Available - Networks in your area - Openreach

**Mobile Services** Vodafone, EE and O2 are good. Three poor coverage.

**Council Tax Band** Westmorland and Furness Council band E.

**Directions** From the M6 follow the A590 to Barrow, at Greenodd Roundabout take the A592 towards Workington - take the third left A5082 signposted to Coniston follow the road then take the third left up Raisthwaite lane, opposite the Church) follow the road up past Houlker Hall turn right at the first cattle grid. Head up the fell and where the road forks take the left up past Steel Wood cottage then you will see Cockenskell Farm in front of you.

The farm is located along this rural stretch. Countryside property, entrances can be easy to miss-look for farm signage and track entrances on the left/right depending on your approach

**What3words** ///spoke.lawyer.slap

**Anti-Money Laundering Regulations (AML)** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Cockenskell Farm



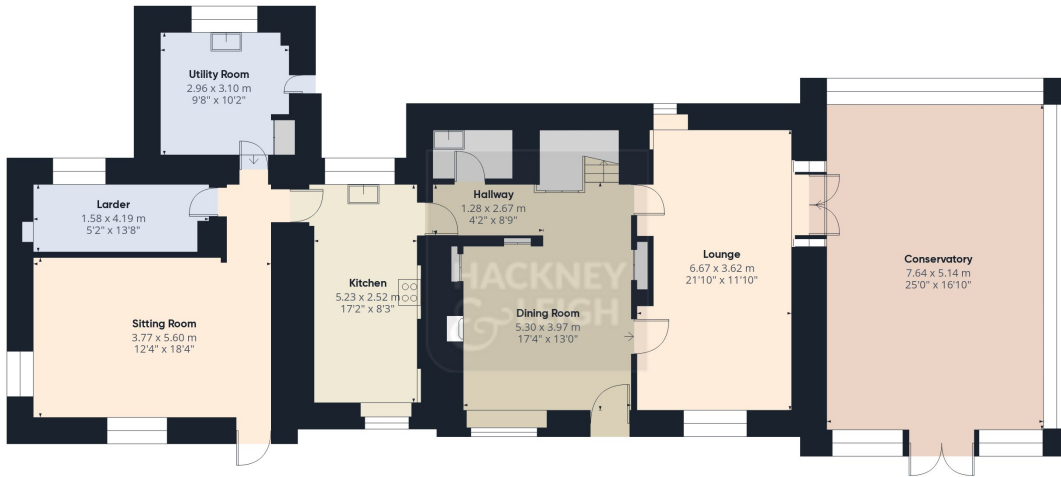
Cockenskell Farm



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Cockenskell Farm



Floor 0

Approximate total area<sup>(1)</sup>

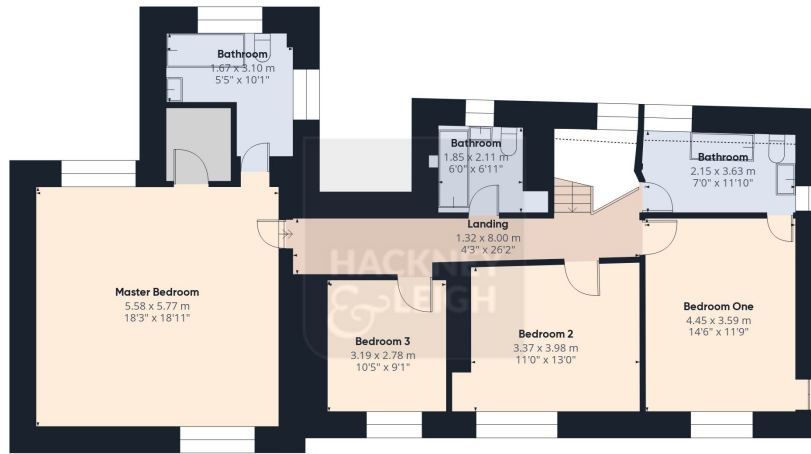
247.8 m<sup>2</sup>

2666 ft<sup>2</sup>

Reduced headroom

0.8 m<sup>2</sup>

9 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Viewings** Strictly by appointment with Hackney & Leigh.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/04/2026.

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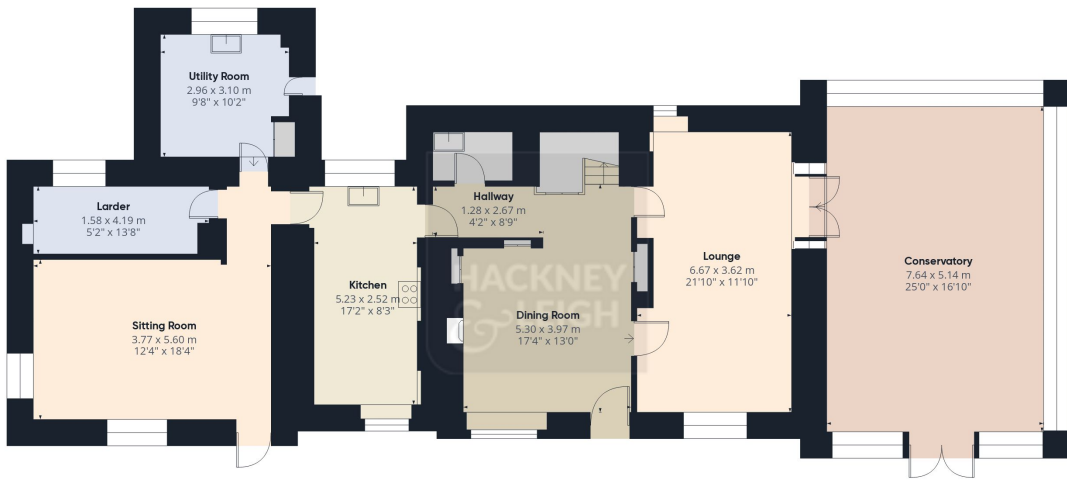
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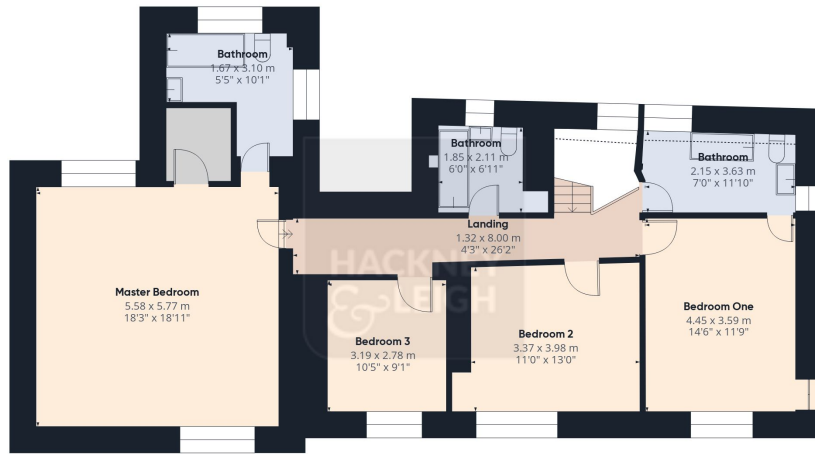
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