

# Scalegate

NEAR ASKHAM | PENRITH | CUMBRIA



**FINEST**  
PROPERTIES



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An outstanding traditional stone-built Grade II  
Listed farmhouse in a tranquil setting with  
sensational views

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Askham 3.1 miles | Sockbridge 5.8 miles | Pooley Bridge/Ullswater 4.3 miles | M6 J40 7.8 miles  
Penrith 8.1 miles | Keswick 24.0 miles | Carlisle 26.6 miles | Carlisle Lake District Airport 31.9 miles





## Accommodation in Brief

Hall | Kitchen | Dining Room | Office | Snug | Sitting Room | Pantry  
Utility Room | WC

Bedroom with En-suite Shower Room | Three Further Bedrooms  
Bathroom | Shower Room  
Guest Annexe with Sitting Room & En-suite Bathroom

Workshop | Kennel | Store | Two Barns

Driveway | Parking | Gardens | Patios







## The Property

Scalegate is a handsome and substantial Grade II Listed farmhouse with a traditional Cumbrian appearance combined with superb contemporary interiors. Dating back to circa 1765, the property has undergone comprehensive renovation and restoration to create the stunning home that stands today. Scalegate has been a wonderful and loved family home, rich in history, perfect for those who love the outdoors life, and incorporating a guest annexe or holiday let. The generous and flexible main accommodation is complemented by a range of outbuildings including a workshop and barns, offering various possibilities for further renovation. The property occupies an elevated position with far-reaching views to the Pennines and is nestled just inside the magnificent Lake District National Park. The position is perfect to enjoy the renowned sights of the Lake District, but with the added benefit of easy access to the M6 and A66 for travel or commuting.



The main entrance to the home opens into a spacious flagstoned hall with doors leading off to a WC, handy utility room with an original stone sink, and a wonderful pantry with traditional stone shelves. Steps head up to an adjoining workshop spread across two floors and a flight of stairs rises to the first floor. The hall also provides access into the superb farmhouse kitchen with an excellent range of contemporary wall and floor units, integrated dishwasher and space for a large American style fridge/freezer, yet complemented by a traditional classic cream four door AGA, Belfast sink and exposed wooden lintels. There is ample space for a dining table and chairs, and a family snug area, however, a door also leads through into a formal dining room with exposed ceiling beams and an impressive stone feature fireplace and window seat. From the dining room, a flight of stairs heads up to the bedrooms, and a smaller connecting room with a door

to outside is perfect as a home office, library or hobby room. The snug is a welcoming, homely room with a wood burning stove and opens into the relaxing sitting room at the end of the house; a light, bright room with shuttered windows, a wood burner in an inglenook fireplace and access to the gardens.

To the first floor are four beautiful bedrooms, all decorated in calming, neutral tones and with period features including exposed beams and wooden window shutters. The principal bedroom has a smart en-suite shower room and there are a spacious, luxurious family shower room and bathroom to serve the remaining three bedrooms.

Also on this floor, with its own independent access via an original external stone staircase to the front and a glazed door onto a private patio to the rear, is an ideal guest suite or annexe, for family or as a holiday let. As beautifully presented as the main house and with the same character and period features, there is a sitting room, gorgeous bedroom, well-appointed bathroom with luxurious roll top bath and separate walk-in shower, and a sauna; an amazing feature for relaxing at the end of a day walking on the fells.







## Externally

Accessed via a gravel drive with stone turning circle, Scalegate offers parking for numerous vehicles. Lawns and several patios wrap around the house and display wonderful, far-reaching views from all angles. Two detached barns are ripe for renovation or conversion, subject to any necessary consents, and the current owners use the ground floor of the larger of the two barns for storage and the first floor as a home gym. The two-storey barn adjoining the main house is currently a workshop, but also offers huge potential and includes a separate store and kennel.

Scalegate covers approximately 0.75 acres in total.



## Local Information

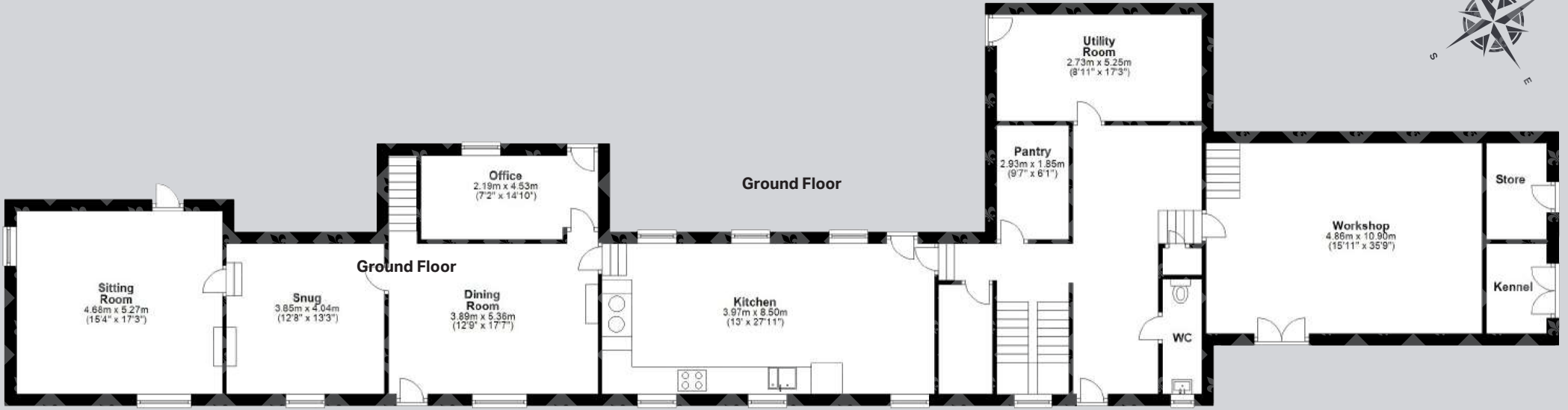
Askham forms part of the Eden Valley and sits on the edge of the Lake District National Park and Lake District World Heritage Site. Askham offers a thriving village community situated in an Area of Outstanding Natural Beauty, benefitting from two traditional pubs, a church, local store, outdoor swimming pool and Askham Hall with its Michelin-starred restaurant, Allium. Lowther Castle and Gardens is just a few minutes' drive away and a short distance to the west is Pooley Bridge with its shops, post office, traditional village pubs, restaurants and tea rooms, and Lake Ullswater. The area is surrounded by breath-taking countryside with excellent local walks and rides from the local pony trekking centre with watersports available on Ullswater.

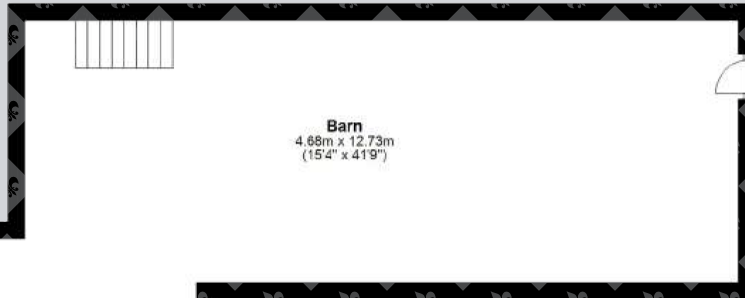
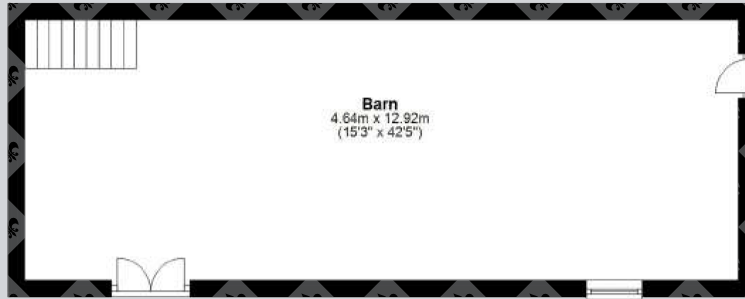
The regional centre of Penrith is within easy reach and provides comprehensive cultural, educational and recreational opportunities, along with excellent shopping facilities. There are primary schools nearby in Yanwath, Hackthorpe and Stainton and there is an excellent choice of secondary schooling nearby including Ullswater Community College & School and Queen Elizabeth Grammar School.

For the commuter, the A66 and M6 are both within easy reach for onward travel north and south. Main line rail services are available at Penrith which provide fast (under 3 hours) and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

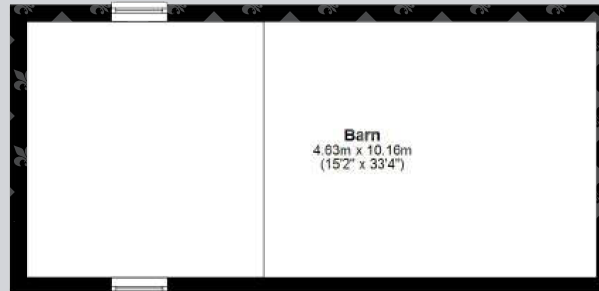


# Floor Plans





Ground Floor



## Directions

Heading south from J40 M6, at the Skirsgill interchange take the second exit onto the A66 and continue. At the Kemplay Bank roundabout take the fourth exit onto Kemplay Bank. Continue for 0.6 miles, through Eamont Bridge then at the roundabout take the second exit (B5320). Follow this road for around 1 mile then turn left, signposted for Askham/Haweswater and continue for 2.3 miles. Turn left towards Askham on Green Croft, head straight through the village on Helton Road and keep on Wideworth Farm Road until Helton. Bear right up the hill and then right again, past the No Through Road sign. Keep going up the hill, over the cattle grid and continue for approximately 1.8 miles, crossing a second cattle grid. Sclegate is the first house after this, on the right-hand side.

Google Maps



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Drainage to private treatment plant. Oil-fired central heating.

**Postcode**

CA10 2QL

**Council Tax**

Band G

**EPC**

Rating D

**Tenure**

Freehold

## Viewings Strictly by Appointment

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