

TALLENTIRE HALL

COCKERMOUTH • CUMBRIA







TALLOWIRE HALL

COCKERMOUTH • CUMBRIA • CA13 0PR

A fine Grade II listed house at the gateway to the Lakes

Main accommodation includes:

Reception and inner halls • 4 reception rooms

7 bedrooms • 4 bathrooms (2 ensuite)

4 self-contained apartments

2 apartments let on long leases

Attractive gardens and grounds

In all about 11.28 acres

For sale freehold

Carlisle 26 miles • Cockermouth 3 miles

Keswick 13 miles • (Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

Tallentire Hall lies on the northern edge of the Lake District National Park just outside the town of Cockermouth, well known as the birth place of William Wordsworth and where the River Cocker joins the River Derwent. Cockermouth is one of 51 towns in Great Britain listed by the council for British architecture as a town recommended for preservation by the state as part of the National Heritage. Carlisle, with its main line railway station and access to the M6 is only 26 miles to the north east. Keswick and Derwent Water, together with Skiddaw, Bassenthwaite Lake and Lorton Valley are close by within the National Park.

Cockermouth has an excellent range of services and shops. There is a wide choice of both primary and secondary schools in the town and outlying area. Tallentire Hall is surrounded by beautiful countryside and scenery providing excellent sporting and leisure facilities/opportunities. Fell walking is probably the most popular activity in the Lake District and it is certainly the best way to enjoy to the full the exceptional beauty of Cumbria. There is good salmon fishing on the Rivers Derwent and Eden whilst it is possible to sail at Bassenthwaite Lake and off the Solway Coast at Whitehaven (18 miles). Cockermouth has its own golf course and Silloth golf course is ranked 57th best in the UK.

Directions

From the M6 (junction 40) take the A66 to Keswick and Cockermouth. Turn off the A66 and access the A595 to Carlisle. At the roundabout, turn onto the A594, after 1 mile turn right signposted Tallentire. Upon entering the village, the entrance gates will be seen on the left hand side of the road. From Carlisle, follow the A595. Take the first turning for Tallentire. On entering the village, the gates are on the left hand side of the road.



Description

Tallentire Hall dates, in its present form, from 1863. It incorporates the stair turret of a late 16th century hall and there are additional 19th century extensions. It is positioned with its own established, ornamental grounds and retains many of its original features including sandstone pillars to the entrance, a delightful entrance hall and stair hall with patterned tiled floor and mahogany staircase and balustrades. The main part of the house has been used as a residence by the current owners and there are 4 apartments (currently unoccupied) which could be reconnected to the main body of the house. Subject to obtaining the necessary consents, Tallentire Hall could lend itself to use as a country house hotel, wedding venue/restaurant and corporate headquarters.

In addition, there are two other apartments where the freehold is owned by the owners of Tallentire Hall but let on long leases. These are number 3/4 Hall Court which forms the south west corner of the hall and number 2 Hall Court (also let) both on 999 year leases, and positioned over the garage. Full details of the leases are available from the joint sole selling agents.

(See floor plans for room layout and dimensions)

Gardens and Grounds

Tallentire Hall stands in its own gardens and grounds which extend to approximately 11.28 acres. Much of the garden at the front of the house is made up of terraced lawns with mature trees and shrubs around the edges. The front drive is owned but the occupiers of the Walled Garden House have a right of access over the first part; the current owner of Tallentire Hall will retain a right of access along the length of the front drive from the lodge at point A to point B (see site plan) Access along the back drive is exclusive to Tallentire Hall.

Services

Mains electricity, water and drainage with oil fired central heating LPG to gas fires. These services have not been tested and therefore there is no warranty from the agents.

Outgoings

Tallentire Hall – Council Tax Band H

Listed Buildings

Tallentire Hall is listed by English Heritage as a building of Architectural and Historic Interest Grade II.

Tree Preservation Order

All the trees within the grounds of Tallentire Hall apart from the plantation to the north west are covered by a Woodland Preservation Order.

Conditions of Sale

1. Fixtures and Fittings

Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate valuation.

2. Title deeds

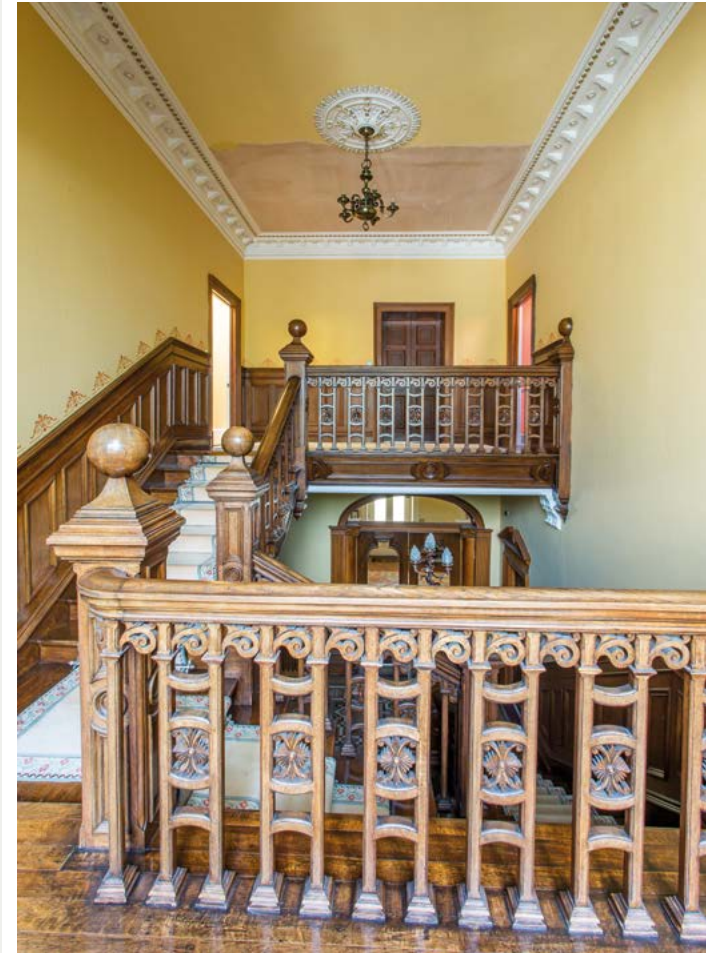
The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

3. Deposit

On conclusion of contract a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

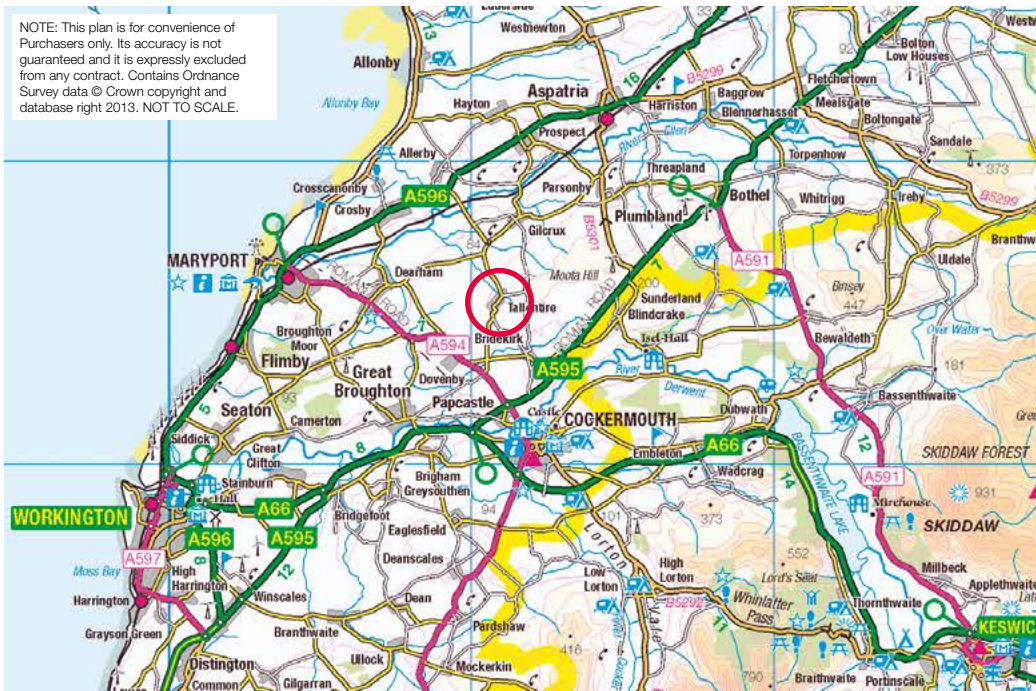
Tenure

Freehold with vacant possession. The sale includes freehold interest in two properties that have been sold off on long leases. Access to the leasehold properties is over the driveway to the rear of the man hall. Further details regarding right of way and maintenance liabilities are available upon request.





NOTE: This plan is for convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Contains Ordnance Survey data © Crown copyright and database right 2013. NOT TO SCALE.



Entry

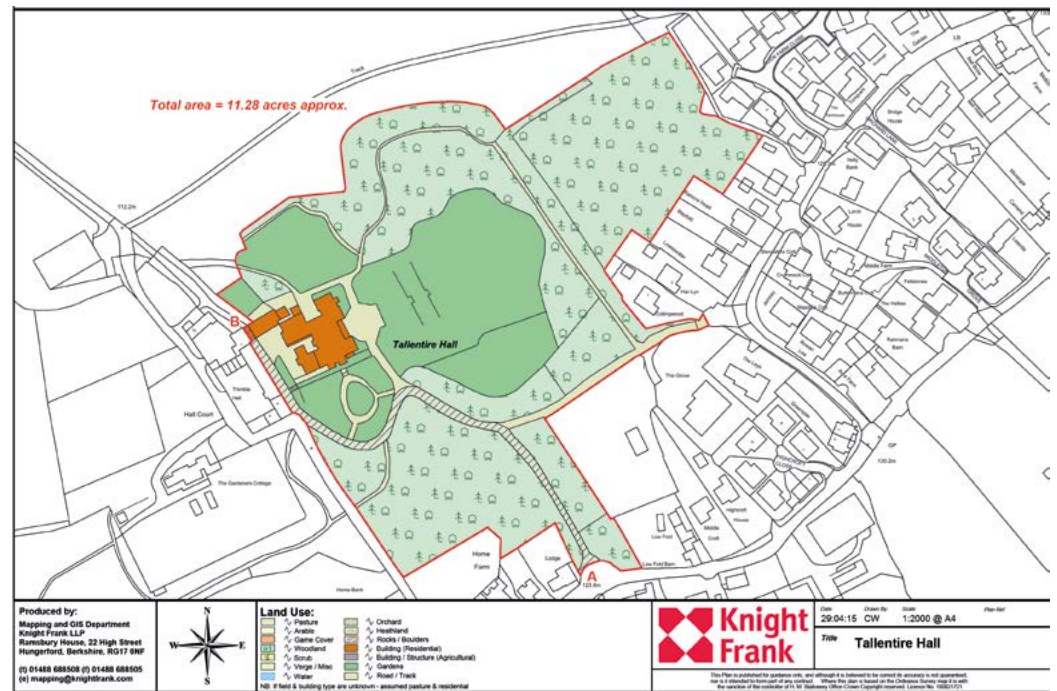
By arrangement.

Viewing

Viewing is strictly by prior appointment with the joint sole selling agents. Prior to making an appointment to view, the joint sole selling agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

Closing Date

A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.







FOR IDENTIFICATION ONLY - NOT TO SCALE



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G		1	8
Not energy efficient - higher running costs			