



Sandwath  
Newbiggin-on-Lune | Westmorland and Furness | CA17 4LY

 FINE & COUNTRY

# SANDWATH



*For more than twenty years, Sandwath has been a much-loved family home, enjoyed by the current owners for both its remarkable setting and the exceptional lifestyle that surrounds it. Set within approximately 1.4 acres of beautiful Eden Valley countryside, the property occupies a truly enviable position within the northern reaches of the Yorkshire Dales National Park, where sweeping landscapes, quiet country lanes and traditional stone villages define everyday life.*



# ACCOMMODATION

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The setting is one of Sandwath's greatest strengths. From the gardens and principal rooms there are magnificent views towards the Howgill Fells, including the distinctive summit of Green Bell, a landscape that shifts with the seasons and offers a constant connection to the surrounding countryside. Despite its peaceful rural atmosphere, the property remains extremely well connected. The M6 motorway is just ten minutes away, while the market towns of Kendal and Penrith can both be reached in around twenty-five minutes, each offering a wide range of amenities along with rail services providing direct connections to London.

Locally, the area offers a wonderful balance of community, outdoor pursuits and excellent places to eat and socialise. The charming village of Ravenstonedale lies just under 2 miles away and is widely regarded as one of Cumbria's most picturesque villages. Here you will find two individual and distinctive traditional country Inns, both celebrated for their outstanding food and warm hospitality. The village also offers a number of local amenities including a tennis court and the Riverside Golf Club, a beautifully situated nine-hole course set beside the river that enjoys wonderful views of the surrounding fells. A children's play area and a small local primary school are also found in Ravenstonedale village.

Nearby Kirkby Stephen and Sedbergh are two attractive and historic market towns, providing a broader range of everyday facilities including independent shops, cafés, supermarkets and schools including the well-known Sedbergh private school, as well as easy access to the Settle–Carlisle railway line, one of the most scenic rail routes in the country.

For those who enjoy the outdoors, the surrounding area provides endless opportunities. The spectacular landscapes of the Lake District National Park lie just 25 minutes away, while the Yorkshire Dales begin almost immediately beyond the doorstep. Locally, Smardale Gill Nature Reserve offers one of the most beautiful walking locations in the region, famous for its limestone scenery, historic viaduct and abundant wildlife. Closer still, the fishing lake at Bessy Beck Fish Farm, located within walking distance of the property, providing a peaceful spot to spend time beside the water. The Howgill mountain range is clearly visible from the rear of the property and is accessed easily on foot. 10 Minutes away is the village of Orton, famous for its chocolate factory – a must for all visitors to the area.

It is this rare combination of stunning scenery, thriving local villages, outdoor adventure and excellent connectivity that has made Sandwath such a special place for the current family over the past two decades.

Sandwath, originally built in 1830, offers substantial and highly versatile accommodation centred around a beautifully restored main residence, complemented by a two-bedroom annex with a dramatic double-height living space, as well as two additional one-bedroom cottages that provide ideal guest accommodation or the potential for holiday letting. Together they create a unique small country estate that lends itself equally well to family life, entertaining and income generation.

Arrival at the property immediately hints at the quality found throughout. A beautifully crafted front door opens into a welcoming entrance hall where reclaimed stone flooring, hand-built internal doors with traditional ironmongery and a magnificent bespoke staircase set the tone. The attention to detail and craftsmanship is evident from the moment you step inside. Just off the hallway is a practical boot room with its own external entrance, an invaluable feature for country living after returning from walks across the surrounding fells. This space provides generous storage alongside laundry facilities and a cloakroom WC, while a well-appointed bathroom with shower is also located off the entrance hall.

At the heart of the home lies the kitchen, a wonderfully social and beautifully finished space designed for both everyday living and entertaining. Bespoke hand-built cabinetry is paired with contrasting stone worktops, while a central island incorporates an additional sink and preparation area. Beneath the window sits a traditional double Belfast sink, positioned perfectly to enjoy views across the gardens. High specification appliances include a range of integrated NEFF appliances, a wine fridge and an impressive Range Master cooker featuring two ovens, a grill, five-burner gas hob and electric hotplate. A Quooker boiling water tap and integrated food waste disposer add further practicality.

The kitchen flows naturally into a generous dining area where friends and family can gather around the table, with French doors opening directly onto the outdoor terrace for alfresco dining during the summer months. A striking double-sided log burner set within a stone chimney breast anchors the room and provides warmth and atmosphere, while exposed beams and stone flooring reinforce the character and timeless quality of this country kitchen.

Beyond the dining area the house opens into a spacious living room where the double-sided stove continues to create a warm and inviting atmosphere. Large windows frame breathtaking views across the gardens and out towards the fells beyond, filling the room with natural light and creating a wonderful place to relax or entertain.

One of the most delightful spaces within the house is the south-facing garden room. Bathed in sunlight throughout the day, it offers panoramic views across the garden and towards Green Bell, making it the perfect spot to enjoy a quiet morning coffee or simply watch the ever-changing landscape. The surrounding countryside is rich with wildlife and it is not uncommon to see hares, red squirrels, deer and birds of prey passing through the grounds.

A further versatile room currently arranged as a study and gym offers flexibility depending on the needs of the next owners, equally suited to use as a home office, snug or television room.









Upstairs, a spacious landing leads to the principal bedroom suite, a characterful and beautifully proportioned room enjoying spectacular views across the surrounding countryside. A charming window seat provides the perfect place to sit with a book while taking in the landscape beyond. The room benefits from two built-in wardrobes and a stylish ensuite shower room finished to a high standard. Additional accommodation on this floor includes a second double bedroom with ensuite, a further double bedroom, a single bedroom and a beautifully appointed family bathroom featuring a freestanding bath, large walk-in shower and useful storage tucked neatly within the eaves.







# ANNEXE

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Connected to the main house is a superb two-bedroom annex, offering a truly impressive and flexible living space. The first room you enter is a dramatic double-height space with exposed beams and timber detailing, currently arranged as a games room with a full-size table tennis table. Above, a mezzanine level has been designed as a cinema or gaming area, while beneath it sits a comfortable lounge centred around a log burner set within a stone chimney breast with an oak lintel. A kitchen and dining space allow the annex to function entirely independently if required, while two generous double bedrooms, both with ensuite bathrooms, provide excellent accommodation for guests or extended family. French doors open onto a private patio area enclosed by traditional stone walls, offering a peaceful setting with magnificent countryside views. Importantly, the quality of finish throughout the annex matches that of the main house, with solid wood kitchen cabinetry and carefully considered detailing.





# COTTAGES

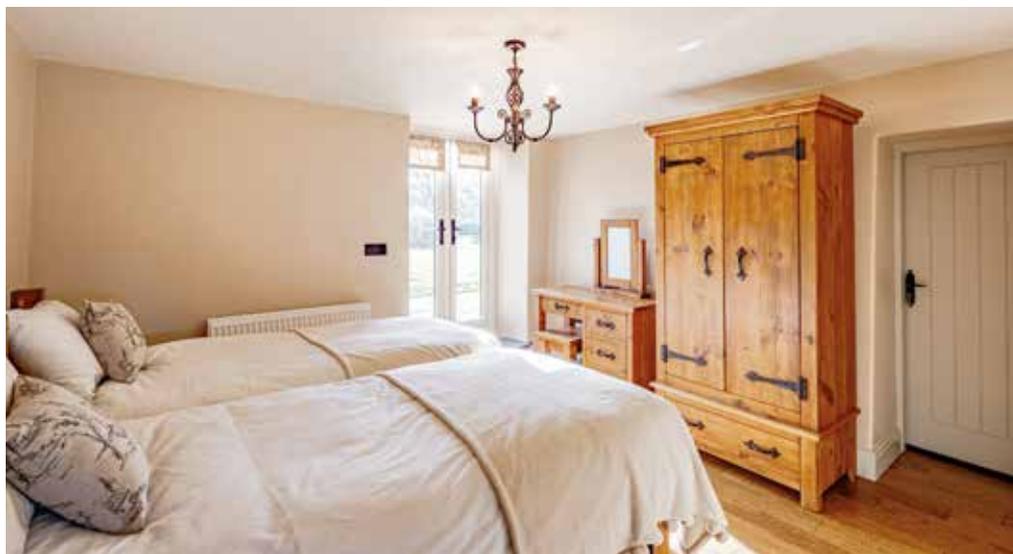
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Sandwath also benefits from two beautifully presented one-bedroom cottages, each with its own parking area and private entrance. These cottages have never been commercially let and have instead been enjoyed by family and friends, though they offer clear potential as holiday lets in such a desirable location. They can also be accessed internally from the main house through the study, where a useful boiler and laundry room provides convenient access for cleaning and servicing.

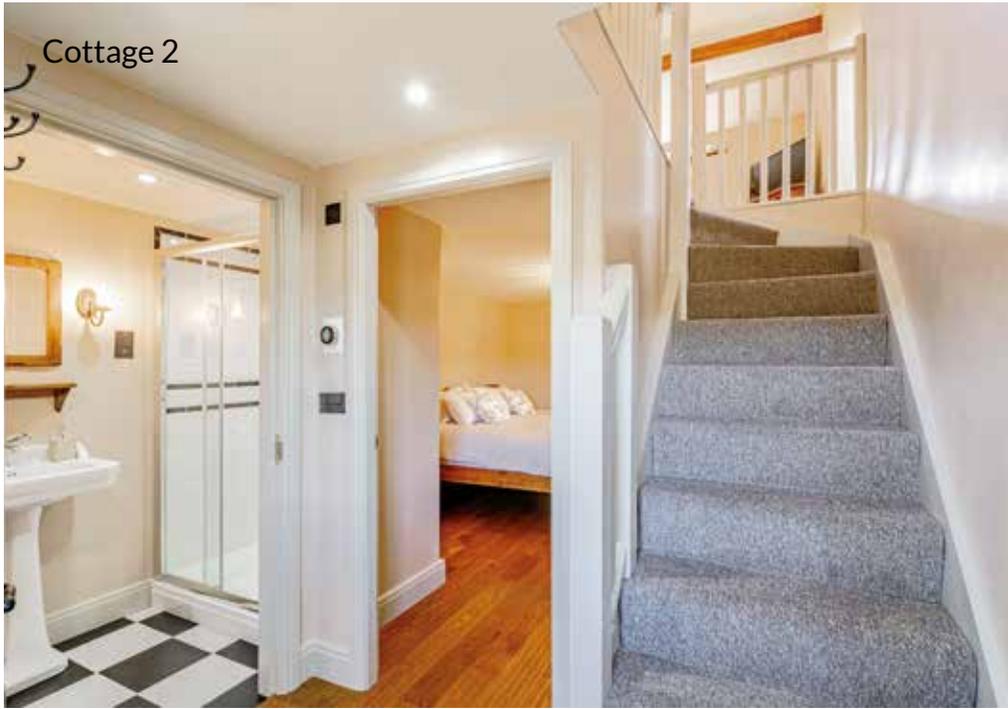
The first cottage is arranged entirely on one level and offers accessible accommodation including a double bedroom, a bathroom with large walk-in shower and an open-plan kitchen, dining and living area. The second cottage features a generous double bedroom and bathroom on the ground floor, while upstairs a striking open-plan living space with vaulted ceilings and exposed beams creates a wonderfully light and characterful room. A Juliet balcony provides lovely views across the surrounding countryside. A lockable interconnecting door between the cottages allows them to be joined together should larger groups wish to stay together.



Cottage 1



Cottage 2



# OUTSIDE

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Outside, the property sits within approximately 1.4 acres of beautifully maintained grounds. A sweeping driveway leads to a generous gravel parking area and an attractive oak-framed covered parking structure with two large bays, accompanied by a useful storage room ideal for bicycles, outdoor equipment and gardening tools. This building has active planning permission to create a “coach house” which could be used as extra accommodation or another holiday apartment.

The gardens themselves provide a peaceful and idyllic setting in which to relax and enjoy the surrounding landscape. A wildlife pond encourages birds and other visiting wildlife, while the gentle sound of Sandwath Beck, which runs along the edge of the grounds, adds to the tranquil atmosphere at the bottom of the garden.

The setting of Sandwath is particularly special. Located within the Eden Valley, one of Cumbria’s most picturesque and sought-after areas, the property sits within the northern reaches of the Yorkshire Dales National Park, surrounded by rolling farmland and open fell scenery. Despite its peaceful rural position, everyday amenities are easily accessible in nearby villages and market towns, while the larger centres of Kendal and Penrith offer a wide range of shops, restaurants, schooling and leisure facilities. The Lake District National Park can be reached in around twenty five minutes, providing endless opportunities for walking, cycling and outdoor adventure, making this an exceptional location for those who value both natural beauty and accessibility.

The property is connected to mains electricity, including three-phase supply, and mains water, while heating and cooking are supplied by an LPG tank. Drainage is via a private Klargestor sewage treatment system, and broadband is provided by Integrity, with average speeds of around 30 Mbps. Network cabling has been installed throughout the property to support modern connectivity.

Sandwath is a rare opportunity to acquire a beautifully restored period home in an outstanding landscape setting, offering both an exceptional family residence and the potential for income generation in one of northern England’s most desirable rural locations.







# INFORMATION

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## GENERAL REMARKS AND INFORMATION

**Viewings:** Strictly by appointment through the sole selling agents Fine & Country. Tel 01228 583109

**Offers:** Offers should be submitted to the selling agents, Fine & Country. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Tenure and Possession:** Freehold possession upon completion.

**EPC Rating:** D

**Services:** The property is connected to mains electricity, including three-phase supply, and mains water, while heating and cooking are supplied by an LPG tank. Drainage is via a private Klargestor sewage treatment system, and broadband is provided by Integrity, with average speeds of around 30 Mbps. Network cabling has been installed throughout the property to support modern connectivity.

Broadband is provided via Integrity with speeds of 30Mbps. Networking cables are ran throughout the property.

**Council Tax:** Local authority – Westmorland & Furness council. Council tax currently in band E

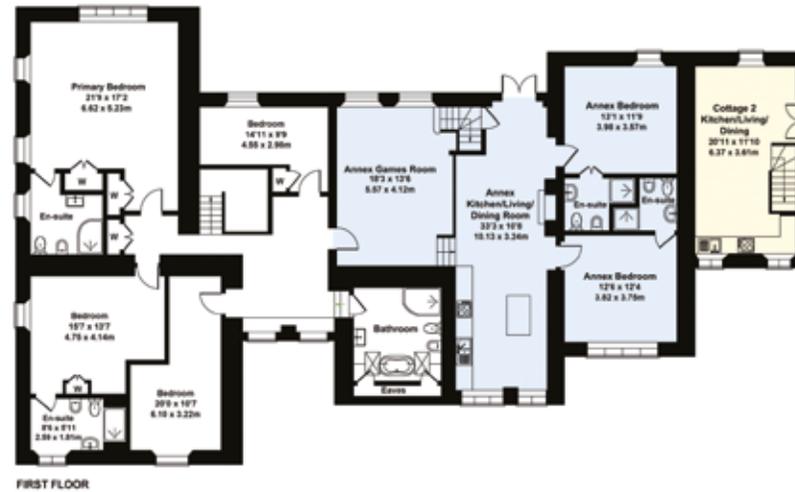
**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted

**Website and Social Media:** Further details of this property as well as all others offered by Fine & Country are available to view on our website [www.fineandcountry.co.uk](http://www.fineandcountry.co.uk). For updates and the latest properties like us on [facebook.com/Fine & Country Cumbria](https://www.facebook.com/Fine%20Country%20Cumbria) and Instagram on [@fineandcountrycumbria](https://www.instagram.com/fineandcountrycumbria)

**Referrals:** Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT

**Money Laundering Regulations:** We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries, please contact the office.

**Sandwath**  
 Approximate Gross Internal Area  
 6727 sq ft - 625 sq m  
 (Excluding Eaves)



Not to Scale. Produced by The Plan Portal 2026  
 For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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