

Ennim

Blencow • Cumbria



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A magnificent country house in a resplendent parkland setting with lodge, grounds and woodland extending to 8.71 acres. An additional 16.78 acres may be available by separate negotiation.

Penrith 5 miles • Carlisle 19 miles • Ullswater 8 miles • M6 4 miles • Keswick 17 miles
(All distances are approximate)



Your attention is drawn to the important notice on the last page of the text





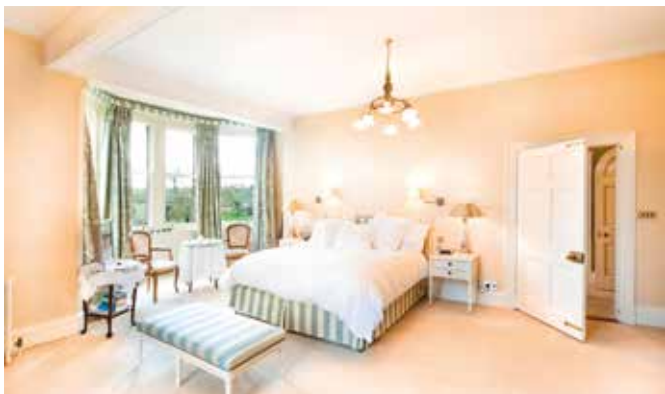
SITUATION

Blencow is situated just outside the northern reaches of the Lake District National Park within easy access to Ullswater, Bassenthwaite, the A66 and M6. Penrith and the regional city of Carlisle provide a broad range of educational, retailing and leisure facilities with the whole of the Lake District being on the doorstep. For the commuter the West Coast mainline railway with direct links to London Euston and International airports at Newcastle, Glasgow and Liverpool/Manchester provide excellent communications throughout the country. The location is ideal for exploring Cumbria and the Eden Valley, but also the North Yorkshire Dales, North Pennines Area of Outstanding Natural Beauty, Northumberland National Park and the Scottish Borders.

THE PROPERTY

Ennim was acquired by the current owner in 2000 and was the former home of First Viscount Whitelaw. It has been sensitively remodelled to provide exceptional family accommodation with four reception rooms, seven bedrooms and five bathrooms. The grounds are a truly stunning feature of the property with some magnificent specimen trees, woodland walks and a former tennis court. In all the grounds extend to 8.71 acres and there is a fine stable block with garaging, kennels and a two bedroomed gate lodge. This magnificent home has a wonderful sense of arrival with a tree-lined carriage driveway sweeping up to the front elevation and continuing round into a walled courtyard. It is a home of immeasurable appeal in a most tranquil and private setting, yet highly accessible and perfectly placed for both leisure and business.





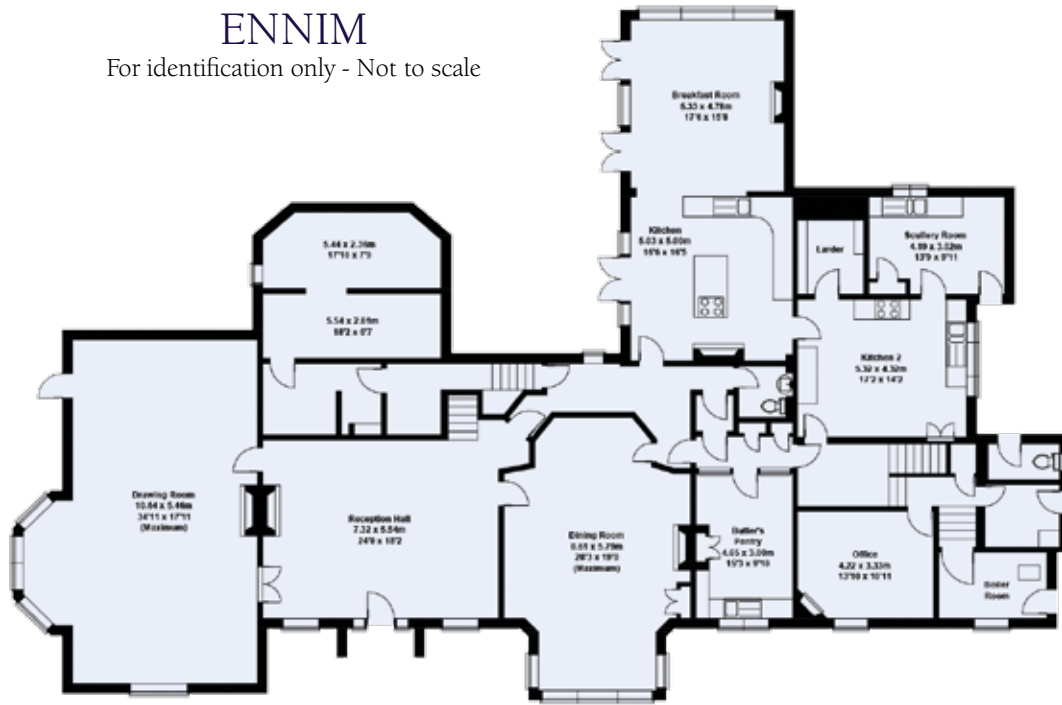
ACCOMMODATION

A handsome entrance portico with Doric columns and pediment leads through double opening doors into a fine entrance hallway with Minster fireplace, china cabinet, oak flooring throughout and stairs rising to the first floor. To either hand are the principal reception rooms both with wonderful views over the grounds and beyond. The drawing room is a fabulous entertaining room having decorative marble fireplace with cast iron hob grate, canted bay window, a French doorway leading out to the gardens and panelling below the dado rail. The dining room is another beautiful room with ornate mahogany chimney piece with brickette reveals and a square bay window to the gardens. The side hallway has mosaic tiled flooring with cloaks/WC and butler's pantry leading off and access to the cellars. The butler's pantry has an original fitted dresser unit, porcelain sink and wooden draining board. The beautifully-appointed kitchen has a range of maple-fronted units with granite and solid wood working surfaces, integrated Meile oven and ceramic hob, plumbed Gaggenau refrigerator/freezer, preparation sink, tiled flooring and double opening French doors leading out to the gardens. A broad opening leads through to the most delightful garden room being principally glazed to take full advantage of the views over the gardens and having a hole-in-the wall feature fire and French doorways leading to a flagstone loggia. Adjoining is a back kitchen with four oven oil-fired Aga, pantry and scullery with original Belfast sinks and a wooden drainer. Off the back hall is an office, fitted out with Neville Johnson furniture, a corner fireplace and a pleasant outlook over the gardens. There is a rear lobby and steps down to the boiler room.

A return staircase with carved bannisters and newel posts leads up to the first floor accommodation with natural lighting being provided by broad arched window. Off the half landing is access to the library with beautifully crafted bookshelving, oak flooring and a canted bay window to the rear with vertical shutters. The chimney piece is fluted, carved oak with an open grate and canopy. Connecting doors lead down steps to the covered veranda terrace to the rear of the property which enjoys delightful views over the gardens. The master bedroom suite is approached via an arched doorway from the principal landing affording great privacy. The bedroom is dual aspect with wonderful views and there is an ornate marble fireplace. The dressing room has a full range of units and there is a vanity area with wash basin. The en-suite has white sanitary ware with separate shower cubicle. There are two potential guest bedrooms both with full en-suite facilities and one with an additional dressing room. A further double bedroom has a Jack and Jill arrangement with the house bathroom and there is a smaller double room along with a large laundry and utility room. To the rear is an additional bedroom suite having en-suite bathroom with separate shower cubicle and a large dressing room.

ENNIM

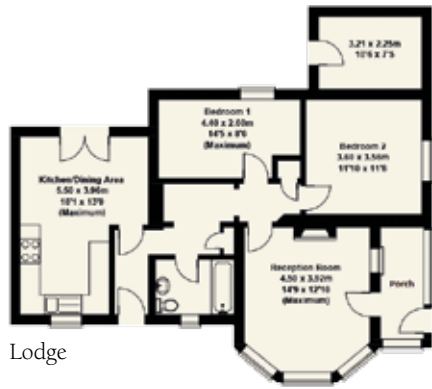
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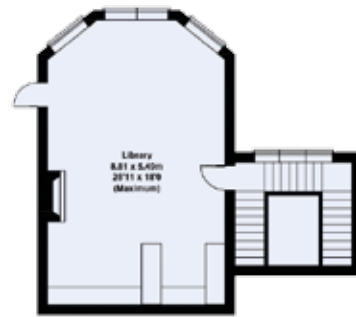
Ground Floor



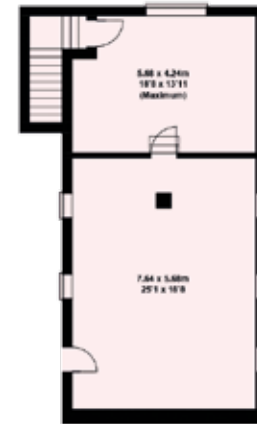
First Floor



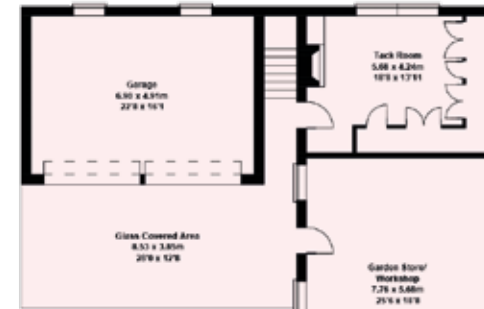
Lodge



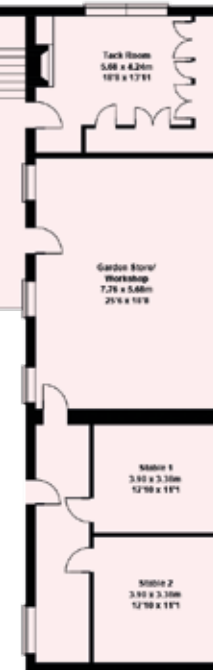
Half Landing above Basement



Outbuilding First Floor



Outbuilding Ground Floor



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EXTERNALLY

The property is approached over a sweeping carriage driveway with a pillared entrance and gate Lodge alongside. The driveway extends in front of the property and around into the courtyard. The stable block is a delightful building with impressive original loose boxes, fitted tack room and garaging with twin roller doors and a glazed entrance canopy. There is a hayloft over and separate stone-built kennels.

The wonderful parkland gardens extend to nine acres and contain a magnificent variety of specimen trees surrounding neatly manicured lawns and a former tennis court. The gardens extend around to the rear of the property where there is an ornamental pond and well-stocked terraced borders, a flagstone patio area adjoining the garden room / kitchen and the veranda with access to the library. Behind the property is a mature section of woodland, interspersed with pathways providing shelter, privacy and amenity. To the southern side of the property is a delightful arbour walkway enclosed by trained old fruit trees and flanked by beautifully maintained lawns.

There is a productive kitchen garden with soft fruit cages, greenhouse, potting shed and workshop with vehicular access leading around to the northern section of the driveway. Please note that additional fields to the North and South of the property may be available through separate negotiation and extend to 16.78 acres in total.

GENERAL INFORMATION

SERVICES

Mains electricity and water are connected drainage is to a septic tank. Central heating is oil-fired.

RIGHTS OF WAY

A right of way over the initial section of the north drive will be provided to allow access to North Lodge for accessing the land to the North.



LOCAL AUTHORITY

Eden District Council, Town Hall, Penrith CA10 7QF

t 01768 817817

POSTCODE

CA11 0DA

VIEWING

Strictly by appointment only with the sole selling agents Savills Clitheroe.

DATE OF INFORMATION

Particulars prepared - July 2015

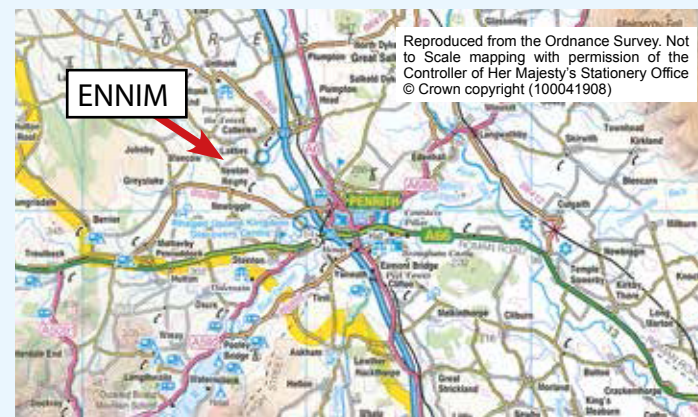
Photographs taken - July 2015

TENANCIES

South Lodge is held on an Assured Shorthold Tenancy with a current rent passing of £x per calendar month.

DIRECTIONS

From Junction 41 (Wigton) take the B5305 towards Wigton/ Silloth. Take the first turning on the left hand side signposted Catterlan and proceed to the end of the road turning to the right signposted Laithes/ Skelton follow the road to the end turning to the left and take the next turning on the right hand side signposted Blencow. Continue to the end of the road and turn to the right where the subject property will be found shortly on the left hand side.





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