



CABER FARM

CROGLIN • CARLISLE • CUMBRIA





*An enchanting
17th century farmhouse
with traditional
outbuildings, holiday
cottage and 55 acres*

CABER FARM

CROGLIN • CARLISLE • CUMBRIA • CA4 9SF

Carlisle 17 miles • Penrith 15 miles • Newcastle Airport 58 miles • Hexham 39 miles
Newcastle upon Tyne 60 miles

EPC Rating Band F (32)

Entrance hall, living room, dining room, sitting room, kitchen/
breakfast room, back kitchen, cloakroom and barn.

Bedroom with en-suite bathroom, 3 further bedrooms and bathroom.

Lovely courtyard of outbuildings with stables, tack room and garaging.

A separate 2 bedroom cottage.

Established sheltered gardens with a top quality grass tennis court.

49 acres of pastures and woodland.

500 yards of the Croglin Water and associated fishing rights.

About 55 acres (22.26 Ha) in all

For sale as a whole

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savills.com

savills

SITUATION

Caber Farm is beautifully situated about 2 miles from the small fellside hamlet of Croglin with a pub and village hall and about 3.5 miles from the larger village of Kirkoswald with a primary school, doctor's surgery, shop, village hall, church and two excellent pubs.

Lying to the east of the M6 the Eden Valley has many traditional amenities, attractive villages but above all it is a tranquil and unique setting easily accessible to the Lake District National Park to the West and the Pennines to the East.

The M6, A66 and A69 are all within a 30 minute drive providing links to major cities and railways. Penrith Station (about 15 miles) is on the West Coast line with journey times to London of only about three hours. The scenic and useful Settle Carlisle railway stops 5 miles away at both Armathwaite and Lazonby.

THE PROPERTY

Caber Farm is a beautiful period farmhouse dating from 17th century and is built of local stone with slate roof. The five bay front elevation has a handsome doorway with arched pediment and faces west overlooking the garden and 10 acre wild flower meadow with views to the fells beyond.

It has a charming, cobbled courtyard with the original farm buildings and cart sheds which includes a first floor guest cottage.

Caber is the former home of the grandparents of celebrated Irish Botanist,



Caleb Threlkeld, and their initials T-E-T 1669 are inscribed on a date stone above an outer door. The current owners have restored the property with great care and have sensitively retained all the original features in the property.

They have restored all the stone walls, planted over a thousand indigenous trees and mixed hedging plants, taken care to encourage wildlife and manage the farm with higher level stewardship status.

It is therefore a rare opportunity to acquire a lovely house and small farm in a truly delightful and private setting offering a lifestyle which is increasingly hard to find.

The property is approached over a long private track into the cobbled courtyard

and then through a gate to the front of the house.

THE FARMHOUSE

The front door at the main entrance leads into a spacious and welcoming hall with a flagged floor leading into the family sitting room and also giving access to the kitchen. The dining room sits conveniently between the two. The more formal sitting room is at the far end of the house beyond the main staircase. The living room has a wood burning stove set within a large stone fire surround, originally housing the range and a large former larder with stone shelves, off it.

The dining room is full of character and has lovely proportions. It has a heavily beamed ceiling, beautiful carved stone fire

surround and open fire with original oak spice cupboard to one side. The pretty sash windows overlook the garden.

From the stair hall there is access to the garden and to the wine cellar with stone shelving and stone butter trough. A door leads through to a pretty drawing room with original sandstone fire surround and attractive Georgian hob and grate and has half oak panelled walls. Sash windows also look over the garden and catch the evening sun and have attractive window seats.

The large kitchen has a blue four-oven oil fired Aga and an electric oven and gas hob, both a double ceramic and a single stainless steel sink and plenty of cupboard space. There is plenty of room for a large kitchen table and chairs and comfortable seating. The two windows look out to the side garden.

Beyond the kitchen is a rear hall which has useful cupboards, the central heating boiler, cloakroom, access to the garden and a back kitchen/utility room in the old long house with large Belfast sink, oak cupboards, flagged floor and a door to the garden. Attached to this a barn which could provide further accommodation subject to planning.

The stair hall has a lovely oak banister to a half landing with deep shelved cupboard and then onto the main landing with timbered walls and a window overlooking the garden.

The master bedroom has a dual aspect with wonderful views and painted central beam.

The guest room also has two windows looking out to the gardens with an en-suite bathroom, built in cupboards and exposed beams. The two remaining bedrooms are accessed from a secondary landing and share the family bathroom.

THE OUTBUILDINGS

The outbuildings form a cobbled courtyard to the east of the house and include an open fronted barn with space for two cars and a wood store.

The old cart sheds with cobbled floors and arched entrances now provide the stabling with good sized loose boxes, tack room, workshop/store and a WC. There is a lot of potential, subject to planning, for conversion of the buildings.

An external stone stair gives access to a hay loft and to the guest cottage.

THE COTTAGE

This characterful, stylish and very spacious cottage has a large dining kitchen with built in cupboards and electric oven, wood burning stove, full height ceiling with beams and views over the Lakes and Pennines. The main bedroom looks east and has a large en-suite shower room with WC. The second bedroom also faces east and has a full height ceiling and exposed beams. There is a small study area leading into a large sitting room with wood burning stove, full height ceiling, exposed beams and door leading onto stone steps to a private garden area. The accommodation could easily be reconfigured to provide a third bedroom or it could be split to



create two separate cottages all subject to appropriate planning consent.

THE GARDEN

There are lovely gardens surrounding the house with the main one being to the front, facing west with well stocked borders with shrub roses, climbing roses, a wisteria and pretty herbaceous plants and established shrubs. There is also a small flagged patio. The sloping garden to the south side is planted less formally with a grass path to the top where there are spectacular views. Beyond the front garden is the purpose built, well maintained and drained grass tennis court, beyond which is a spectacular traditional wild flower and hay meadow. To the north of the house is a sheltered garden area within a large beech hedge with sitting area and vegetable patch

There are plenty of mature trees and many more trees planted by the present owners 20 years ago.

It is an unusual bonus in this part of Cumbria to have a west facing house and there are some wonderful sunsets as well as dark skies.

THE LAND

The current owners have farmed the land organically and have been dedicated in restoring it to its original state with a programme of planting, stone walling and hedge restoration. Until recently the farm had been managed in-hand running a small pedigree suckler herd but more recently the grass has been let to neighbouring farmers on a grazing licence. There are attractive areas of woodland, good quality sheltered grazing and the lovely wild flower meadow. The land benefits from being within a Higher Level Stewardship scheme.

The Croglin Water, a tributary of the River Eden, runs through the northern section of the farm adding to the already considerable amenity of the place as well as the chance to cast a line over unsuspecting trout. There is also a duck flighting pond.

VIEWING

Strictly by appointment through Savills – 01668 281611/280806. Prior to making an appointment to view, the 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.



DIRECTIONS

From the A6 at Plumpton take the turning onto the B6413 sign posted to Lazonby and Kirkoswald. Follow this road into Kirkoswald turning right, signposted to Croglin, immediately after the Fetherston Arms pub. After about 3.6 miles there is a sharp right-hand bend then a fir copse on the left then Caber Farm lane is immediately on left.

From Hexham take the A69 and turn right on the Brampton by-pass signposted to Castle Carrock. After a short distance turn left on to Tree Road and then right at the T-junction on to the B6413. Continue past Brampton Golf Club, through Castle Carrock and Newbiggin and on to Croglin. Keep going through the village over the Croglin Water bridge and up the hill. After about 1 mile the road turns sharp right down the hill and the turning to Caber Farm is just before the copse on the right hand side. Do not follow the SatNav.

GENERAL REMARKS

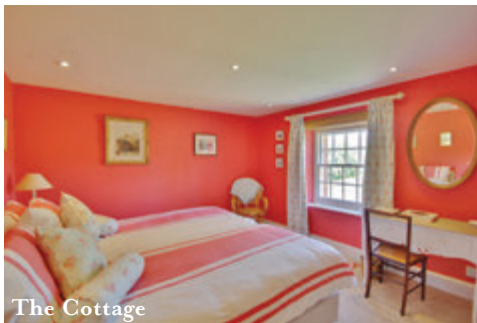
Services: Mains electricity and water are connected. Drainage is to two separate septic tanks. Central heating and hot water in the main house is from the oil fired boiler. The cottage is heated by wood burning stoves and electric central heating and hot water by immersion heater.

Rights of Way: There is a public footpath over the driveway bearing off to the right before reaching Caber Farm itself and a further footpath running along the southern boundary and meeting up with the driveway path.

The neighbouring farmer has a right of access over part of the driveway, with shared maintenance responsibilities.

Local Authority: Carlisle City Council, 01228 817200.

Fixtures and Fittings: Fitted carpets and curtains are included. Items not specifically mentioned within the sale particulars are not included in the sale, but may be available for purchase at separate negotiation.



The Cottage



The Cottage



The Cottage

Title: 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.

Deposit: On exchange of contracts 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.

Entry: By arrangement.

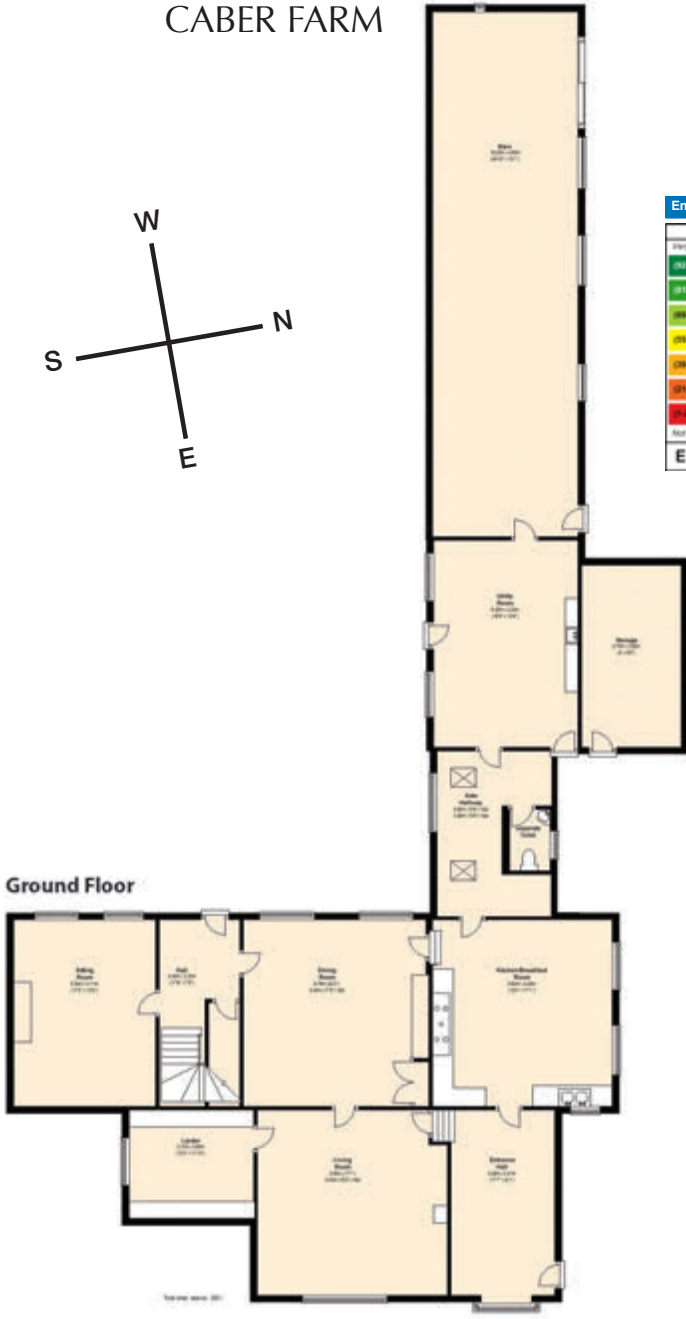
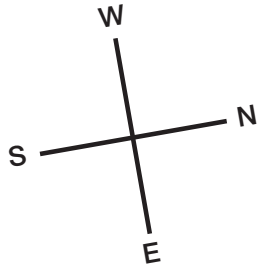
Closing Date: A closing date by which offers must be submitted may be fixed later. Anyone who has informed the Selling Agents in writing that they intend to make an offer will be sent a letter drawing their attention to the Closing Date.



The Cottage



CABER FARM



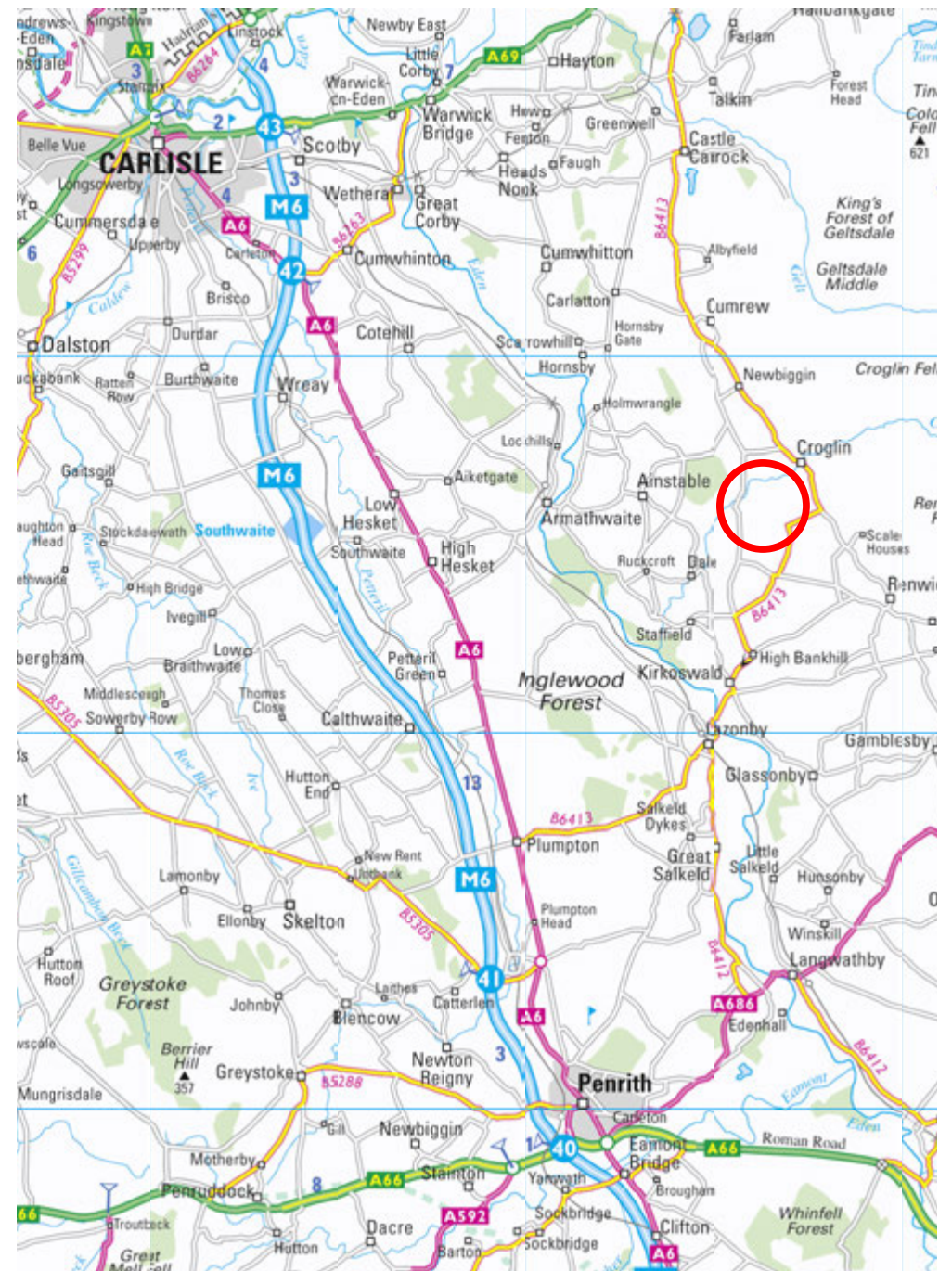
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|----------------------------------------------------|-----------|-----------------------------------------------------------------|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

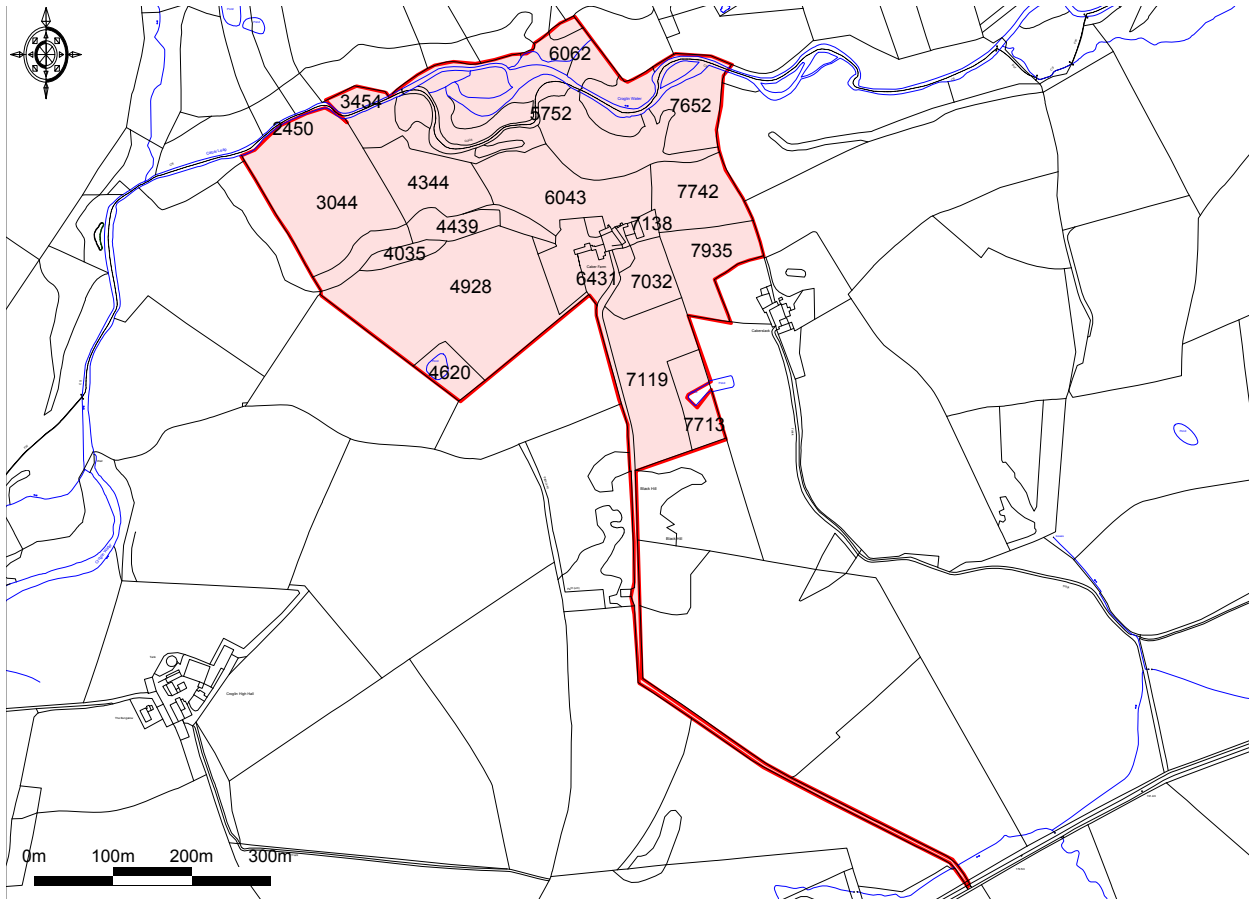


THE COTTAGE

First Floor
 Approx. 93.8 sq metres
 (1009.2 sq. feet)







IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



