



## Parkgate Farm

Dockray, Penrith, Cumbria, CA11 0JY

Lake District National Park

FINE & COUNTRY





Parkgate Farm, Dockray LAKE DISTRICT NATIONAL PARK



Aira Beck which borders Parkgate

# Inside

A beautifully positioned traditional Lakeland hill farm with five bedroom farmhouse, 45 acres of grazing land and a range of outbuildings offering animal housing, storage and development potential. Occupying a stunning position bordering the village of Dockray and Aira Beck, Parkgate Farm is surrounded by breathtaking scenery, with Wainwright fells and lake Ullswater on the doorstep.

A private lane leads down to the farm, which was originally built by the Howard family of the Greystoke estate. There are a number of stone outbuildings, including byres with stalls, stables, a large two storey bank barn and a stone bothy next to the farmhouse providing extensive space for a variety of uses. The farmyard provides a large area for car parking and machinery, with an open garage for boat or vehicle storage.

The detached farmhouse is a comfortable family home, with most rooms facing south and enjoying views of High Street and Place Fell. To the ground floor are two reception rooms, one presently serving as a snug/study with original cast iron range housing a multi-fuel stove. The generous sitting room has exposed beams, window seats and a large stove, perfect for relaxing after a day on the land.

The spacious open plan farmhouse dining kitchen is at the heart of the house, with fitted cabinets, cherry wood worktop, breakfast bar and Aga range cooker with electric companion. In the dining area French doors open the space out onto the patio area and garden. The ground floor is completed by a utility room, cloakroom and entrance porch/boot room.

To the first floor are five bedrooms emanating a cosy atmosphere, with the double aspect master bedroom having stunning fell views and ensuite bath and shower room. There are two further shower/bath rooms to this floor, along with access to large insulated loft spaces for storage.

Outside the south-facing garden has a lawn and patio area with an orchard providing an annual supply of plums. The orchard has uninterrupted views all the way to lake Ullswater and would be an excellent location for an elevated dining terrace.

The property offers a unique opportunity for a discerning buyer to create a country home designed to their individual aspirations, by way of updating and/or further development. This combination of property rarely comes on the open market.





## The Owners' Story\*- A Dream For The Taking

At the regular Friday night gathering of locals in the pub last week Bill said to me "you must absolutely barking to be leaving Parkgate Farm" He went on," For me, it is the dream house for anyone seeking a second family home or, as you have done, to make it your permanent home. If I was a bit younger I would just love it for myself especially now that we have just got high speed broadband"

In many ways he is right but we have strong family reasons for needing to move south and his comments caused me to reflect on our time here.

Situated just outside the friendly village of Dockray in Matterdale, Parkgate sits inside 45 acres of grazing land which we have let out to the two local farms. From the top of the garden you look out over countless square miles of fells and countryside without even one building being visible. You can hardly believe this possible given the proximity to Penrith and the West Coast main line, which brings London within three hours of the town.

In the autumn we are blessed with a weighty harvest of plums from the orchard, most of which soon find their way to our overflow freezer in the old dairy.

Built originally as one of a number of farms belonging to the Greystoke Estate the house is, remarkably, not listed which enabled us to rebalance some of the rooms and proportions as it had been altered previously to cater for letting. For us it is now a really cosy family home which gets sun (when it shines!) throughout the day.

To one side of the house sits the traditional farmyard flanked by a magnificent bank barn which we have used for storing a variety of friends and family boats and excess furniture but which could just as easily be used for a hobby business such as art studio or furniture restoration – the ideas are endless.

Apart from the tractor shed all the buildings are traditional stone barns, which in their day were used as byres for cattle, piggeries and horse stables. Talking of stables, there are three paddocks in front of and behind the house which were ideal for our Shetland ponies, geese, ducks and hens when we had them. There are just so many uses to which these barns could be used in the future. During our time here of 15 years we have held charity and village functions and hosted the local off road car hill climbing club.

For over half a mile our boundary lies along Aira Beck and we abut the National Trust land that takes in Aira force, one of the Lake District's premier beauty spots. This is walking and sightseeing at its very best as described by the NT itself:

Experience Aira Force at its best as you head towards the thunderous roar of the waterfalls. Pass through woodland with lush green ferns and evergreen specimen conifers that tower over open glades. Then, emerge from the confines of the gorge to enjoy expansive views over Ullswater from the summit of Gowbarrow.

Ullswater lake is a mile down the road and just along the shore is Glencoyne where Dorothy Wordsworth penned her famous poem. The lake itself is home to late nineteenth century "steamers" as well as private boating and sailing school.











## and Out

The farmhouse and farmyard are encompassed by the 45 acres of upland grazing land, ideal for Herdwick sheep and fell ponies.

The tranquil and turbulent Aira Beck provides a natural boundary to the east, with over half a mile of beck frontage. The farm is surrounded famous fells and beauty spots, including the dramatic Aira Force waterfall.

The southern fields face Ullswater, the Lake Districts second largest lake, with sailing centre and marina in the nearby village of Glenridding.

Many tourist attractions, hotels and restaurants can be found around the lake, with an inviting pub in Dockray village. The village is a friendly community, with social events throughout the year, with Parkgate Farm being one of the venues.

The Matteredale civil parish in which Parkgate stands has recently had approved by the Lake District National Park a Neighbourhood Plan which paves the way for the potential to convert agricultural property in to living accommodation. Subject to all the planning requirements, Parkgate has barns which could benefit from this provision.

The farm is ideally situation between Ullswater and the A66, which provides easy access to the M6 motorway and the nearby town of Penrith with direct fast rail links to London.







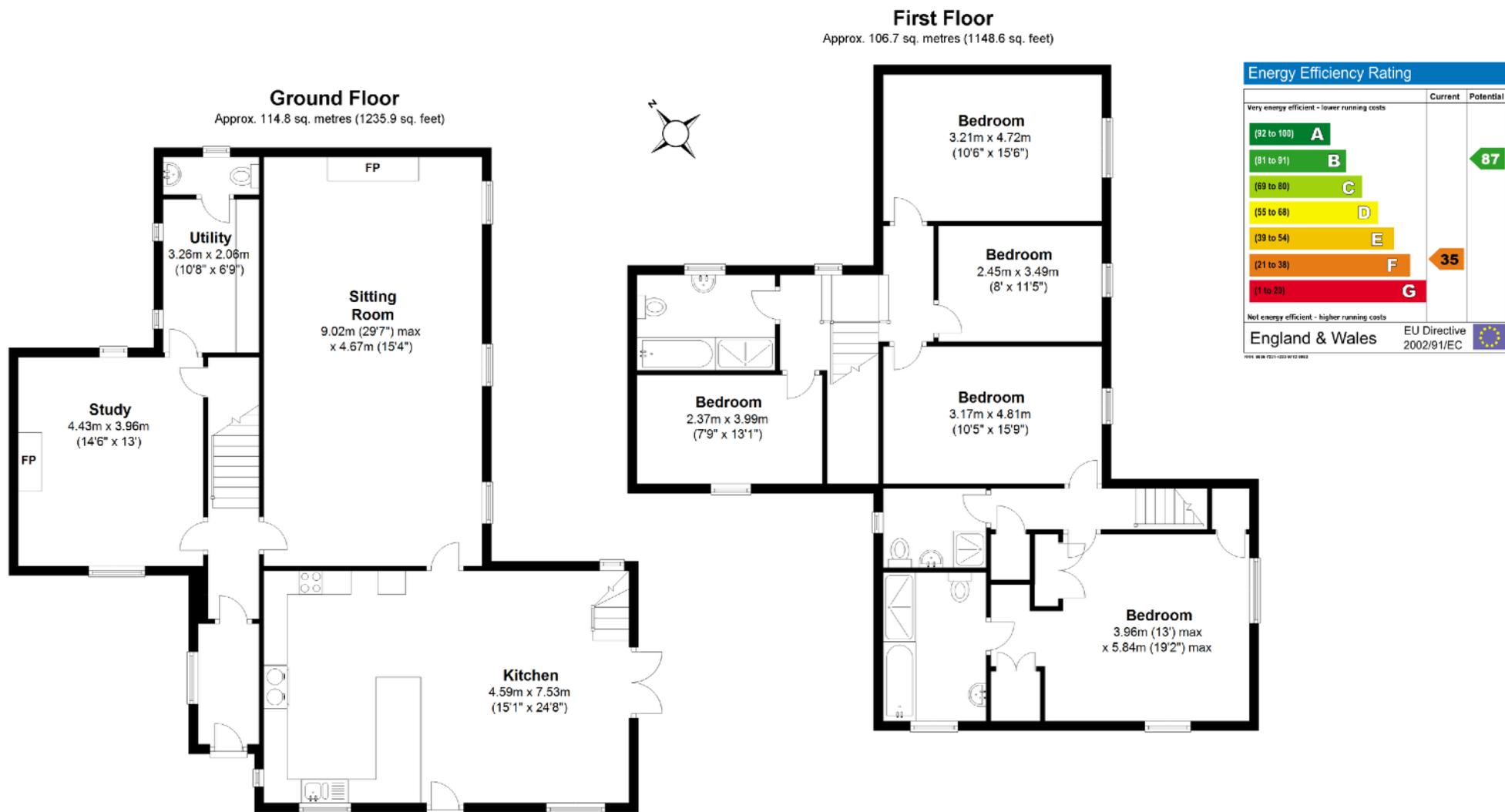
# Measured Floor Plans & Energy Performance Certificate

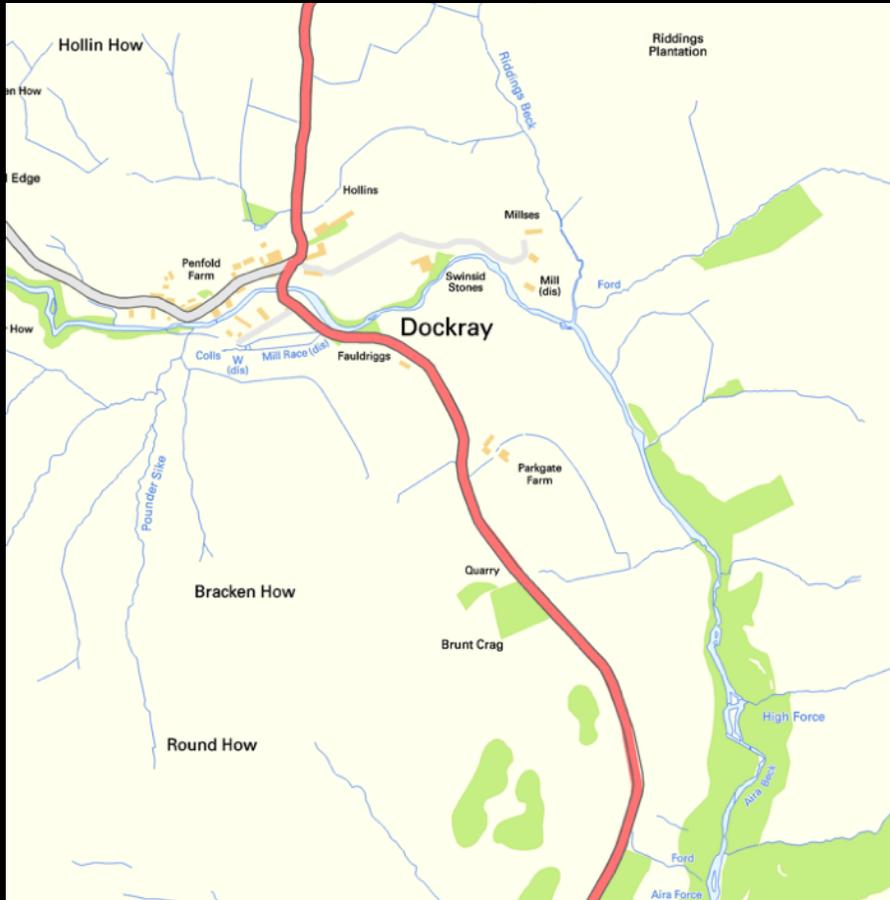
## Parkgate Farm - The Outbuildings and Barns



# Measured Floor Plans & Energy Performance Certificate

## Parkgate Farm - The House





## Useful Information

### Services:

Mains water and electricity, septic tank drainage, oil central heating.

### Council Tax:

Band G.

### Directions:

From Penrith, take the A66 towards Keswick. At Troutbeck, take the left hand turn off the A66 onto the A5091 and follow road for 4 miles, passing through Matterdale End to Dockray. Head out of Dockray village and the Farm entrance is about 500m on the left. If you get to the Aira Force Upper Cascades car park, you have gone too far.

### To view:

Strictly by appointment only with Fine & Country, telephone 01768 869007 or email [northlakes@fineandcountry.com](mailto:northlakes@fineandcountry.com).

## Agents Notes

All measurements are approximate and quoted in imperial with metric equivalents 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.

\* The comments "The Owners' Story" on page 7 above are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of Fine & Country.

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