

CRAKE TREES MANOR FARM

MAULDS MEABURN, PENRITH, CUMBRIA CA10 3JG

Galbraith



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The perfect work-life balance

A ring fenced mixed farm with strong environmental credentials and income producing attributes amid stunning National Park scenery

Maulds Meaburn 1 mile ■ Appleby in Westmorland 7 miles ■ Penrith 15.5 miles ■ Tebay (M6 Jct 38) 8 miles

5 Bedroom Farmhouse and annex in parkland setting ■ Detached bungalow ■ Party barn ■ 4 camping pods and camping field ■ Various useful and well organised outbuildings ■ Detached barn with consent for change of use to residential
Mixed cropping farm with arable, pasture and woodland parcels ■ Wildlife ponds and scrapes

About 62.54 Ha (154.56acres)

For sale as a whole or in eleven lots

Galbraith

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 OnTheMarket

THE FARMHOUSE (LOT 1)

Crake Trees Manor Farm is an amazing property in a beautiful location nestled within the Yorkshire Dales National Park (The Westmorland Dales).

Enjoying the most spectacular panoramic views over The Pennine Ridge, the farm has been farmed carefully and sympathetically with a focus towards regenerative farming. Great care has been taken by the current

custodians to farm with an environmental strategy which has been followed since 2008. No fertiliser has been broadcast since 2008. The use of spays and chemicals has been kept to an absolute minimum.

The farmhouse is decorated to a particular style with plenty of raw oak finishes. No expense was spared in getting the property to its current state which presents as wholesome, sturdy and strong with a pleasing and edgy farmhouse feel.





The property retains a wealth of original features including attractive fireplaces, flagged stone floors, exposed beams and vaulted ceilings. These have been enhanced by imaginative and sympathetic improvements using locally sourced materials and elegant modern fittings creating a highly desirable and conveniently placed family home.

The heart of this home is undoubtedly the impressive spacious kitchen with adjoining conservatory and dining hall/sitting room. This light and airy social living space welcomes in the beauty of the surrounding countryside. The remaining accommodation to the ground floor presents flexible opportunities to repurpose rooms currently used as a snug, boot room, utility, office and laundry and create additional bedrooms as some of these rooms are serviced by existing shower rooms.

The first floor is approached by two separate staircases which presently do not connect but could be made to do so. There is a good bathroom to bedroom ratio at Crake Trees Manor. There are five well-proportioned and comfortable double bedrooms on the first floor, three of which are en-suite. A separate family bathroom serves the remaining two bedrooms.



Crake Trees Manor Farmhouse



Ground Floor

Approx. 241.9 sq. metres (2603.8 sq. feet)



Manor House (Ruins of)

Approx. 121.1 sq. metres (1303.3 sq. feet)



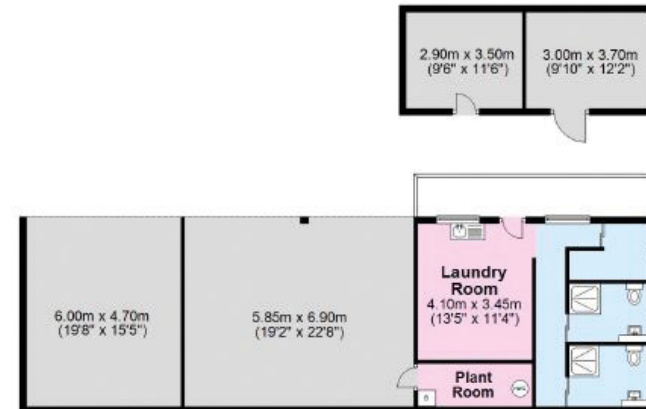
First Floor

Approx. 179.9 sq. metres (1936.1 sq. feet)



Outbuildings

Approx. 129.4 sq. metres (1393.0 sq. feet)



Total area: approx. 672.3 sq. metres (7236.2 sq. feet)





The setting

Crake Trees Manor is situated in a heavenly location at the end of a long sweeping drive which crosses the park and culminates in an extensive gravelled parking area. The property is surrounded by rolling fields and open countryside with landscaped gardens and grounds. The excellent outbuildings have been used as a bunk house and catering facility to serve a glamping business in the past.

The Farm

Crake Tree Manor Farm is a good and productive farm extending to about 62.54 Ha (154.56 acres). There is an attractive mix of arable, pasture and woodland parcels which create this ring fenced farm. The residential part is located far from any roads and amid the farm but the land stretches up the fringe of the beautiful and classic National Park village of Maulds Meaburn. There have been several recently planted woods, shelter belts and hedgerows. The creation of a series of eleven wildlife ponds and scrapes because of a partnership forged with the Eden Rivers Trust in 2020 which have slowed the flow of



millions of litres of water into the river system and have become a magnet for wildlife in general. The next custodian has a choice of leaving this all to develop organically or to take a more active role in its management. The farm has strong environmental and natural capital credentials. The property is available for sale as a whole or in lots.

Grant income & schemes

The farm is entered into Countryside Stewardship Higher Level Tier scheme reference 1235140 which runs until 31.12.2031 producing approximately £15,000 pa.

Tourism & camping business

Crake Trees Manor Farm has been run by the current owners as a good income producing business.

There are 4 camping pods which are each available to let on short term booking basis and the camping field has a planning permission to pitch up to 40 tents at any one time.

Two shepherd huts with wood fired hot tubs (not included in the sale, but possibly

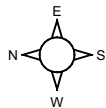
available by separate negotiation) add to the income producing nature of the farm.

The farmhouse has been used recently as B & B accommodation and for other social functions. The tourism strands of the business have been raising up to £200,000 pa and each form part of a brilliant seasonally managed rural business. There is a one-bedroom short term letting cottage in Maulds Meaburn called The Brew House which has a turnover of around £30,000 pa. It belongs to the vendor and could be sold to a buyer of the farm if required by separate negotiation.





The Bungalow
 Approximate Gross Internal Area
 Main House = 1560 Sq Ft/145 Sq M
 Garage = 286 Sq Ft/27 Sq M
 Total = 1846 Sq Ft/172 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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CRAKE TREES BUNGALOW (LOT 2)

A detached two bedroom bungalow positioned just off the main drive and access into Crake Trees Farm. It is a rendered building painted pink overlooking a pretty garden and a paddock. There are two well proportioned reception rooms and an entrance hall. Integral garage.

BARN FOR CONVERSION (LOT 3)

A detached barn occupying a delightful rural position with planning permission for change of use into a two bedroom house occupying a delightful rural position amongst about 24.25 acres. The conversion project has been commenced by the installation of services which has been acknowledged by Building Control. The consent is not under threat of expiry.

LOCATION

Crake Trees Manor Farm lies on the rural fringe of the idyllic conservation village of Maulds Meaburn in The Yorkshire Dales National Park and is around 6 miles from the Lake District National Park. It has excellent local amenities with a pub and primary school nearby. The historic market town of Appleby is a short drive away, where there are further amenities, schools, shops and leisure facilities. The larger

market Town of Penrith, some 15 miles away has a wider range of shops and amenities including high street shops, supermarkets and schools, as well as various pubs, restaurants and cafés. The area surrounding Crake Trees Manor Farm provides access to stunning walking, cycling and riding routes in the Yorkshire Dales and Lake District National Parks and the North Pennines AONB. Nearby transport connections include the A66 (approximately 5 miles) and the M6, which provides access towards Penrith and the Lake District. There are also train stations at Penrith and Oxenholme on the West Coast Main Line with additional cross country rail services, providing rail links to Hexham and Newcastle.

LOTTING

Crake Trees Manor Farm is for sale as a whole or in any combination of separate lots. See sale plan.

DIRECTIONS

From Tebay (Jct 38 M6) drive north on the B6260. Turn left after 4 miles onto Guilts Lane. Drive through Crosby Ravensworth and the drive to Crake Trees Manor Farm is on the left. Head up the drive and bear left soon after The Bungalow.

GENERAL

Services

Crake Trees Manor – Septic tank, mains water and electric, oil central heating with wood burning stoves.

EPC: Rated F | Council Tax: Band F

Crake Trees Bungalow – Septic tank, mains gas, water and electric.

EPC: Rated E | Rateable Value: £3,400

Local Authority: Eden District Council

Scheduled monuments: The ruin close to the principal house is a scheduled ancient monument.

Rights of way: There are public footpaths and a brideway which cross the property.

VIEWING

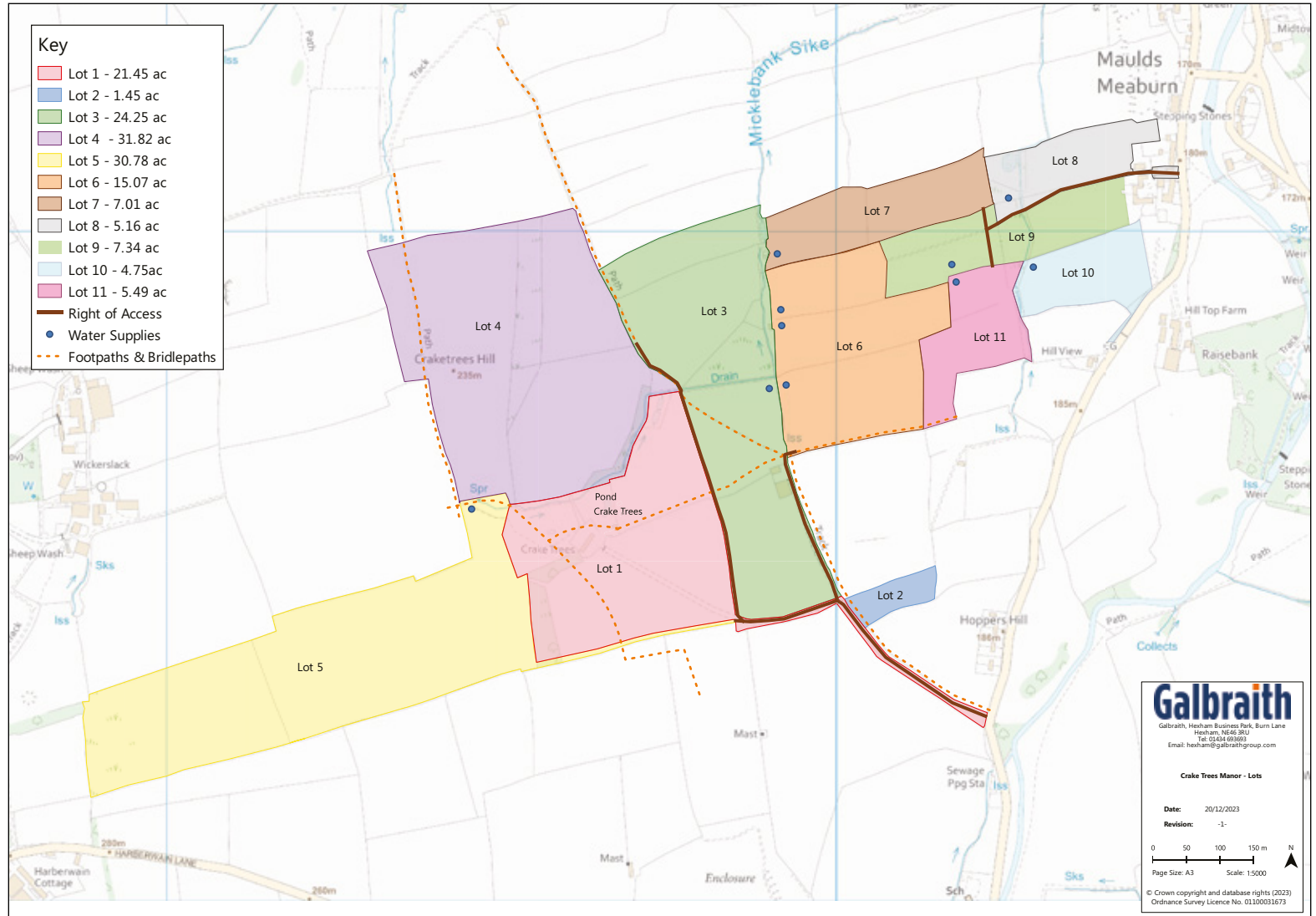
Strictly by appointment with Galbraith Hexham Tel: 01434 693693

Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g., a passport) and secondary (e.g., current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

 **WHAT3WORDS**
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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in September and November 2023. Particulars prepared January 2024.



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