



Crake Trees

Crake Trees, Maulds Meaburn, Penrith, Cumbria, CA10 3JG

Galbraith

Handsome country house with uncommonly good views, grazing and amenity woodland amid stunning National Park scenery.



Maulds Meaburn 1 mile | Penrith 15.5 miles | M6 (Jct 38) and the famous Westmorland Farmshop 8 miles



 7  7  4

Bedroom detached farmhouse including annex
Interesting and flexible layout of accommodation

Party barn

Camping field

Various useful and well organised outbuildings

Permanent pasture grazing land, mixed woodland and wildlife ponds

About 49.37 acres (19.98 Ha)

Guide Price £1,400,000

The Farmhouse

Crake Trees is an amazing property in a beautiful location nestled within the Yorkshire Dales National Park (The Westmorland Dales) with strong environmental and agri-tourism credentials.

Enjoying the most spectacular panoramic views over The Pennine Ridge. Crake Trees has been farmed carefully and sympathetically with a focus towards regenerative farming. The current custodians have taken great care to farm with an environmental strategy which has been followed since 2008. No fertiliser has been broadcast since 2008. The use of sprays and chemicals has been kept to an absolute minimum.

The farmhouse is decorated in a stylish way 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 appealing 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. 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.

There is a superb annex which forms a pretty courtyard with the house. It serves as a multi-purpose space. It has been used as an HQ for the leisure business, additional bedroom accommodation on occasions and as a comfortable office.

Overage: The property is being offered for sale subject to development value covenants (overage) relating to increases in value arising in connection with the grant of planning permission for change of use of the agricultural buildings to residential use or increasing the quantity of dwellings on the property. The specific details will be dealt with under the legal documentation.



Crake Trees is situated in a heavenly location at the end of a long sweeping drive which crosses the Park Field 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 will work for a wide variety of uses and have been used as a bunk house and catering facility to serve a glamping business in the recent past.

The house is located far from any roads and sits amid its own ground on the fringe of the beautiful and classic National Park village of Maulds Meaburn. There have been several recently planted woods, shelter belts and hedgerows. There is a fabulous pond in the Park Field which was created to slow the flow of water into the river Eden. The flow continues downstream through a sequence of other ponds and scrapes.

Tourism & Camping Business

Crake Trees has been run by the current owners as a good income producing business in the farm buildings which are located across the field to the south of the house. The distance from the house is convenient and yet allows a good degree of separation from home and work. The farmhouse has been used recently as high-grade accommodation and for other social functions. The tourism strands of the business have been generating a turnover of up to £200,000 pa and each form part of a brilliant seasonally managed rural business.

The camping field has a specific planning permission to pitch up to 40 tents at any one time. This is a popular site and many people have made return trips to this site over the years. The camping pods are not included in the sale but there is an electric connection for four pods and a sewage connection is nearby if foul plumbing is to be installed in any replacement pods.

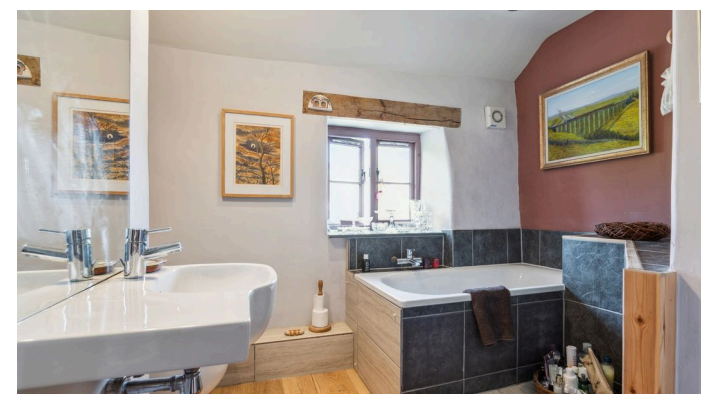
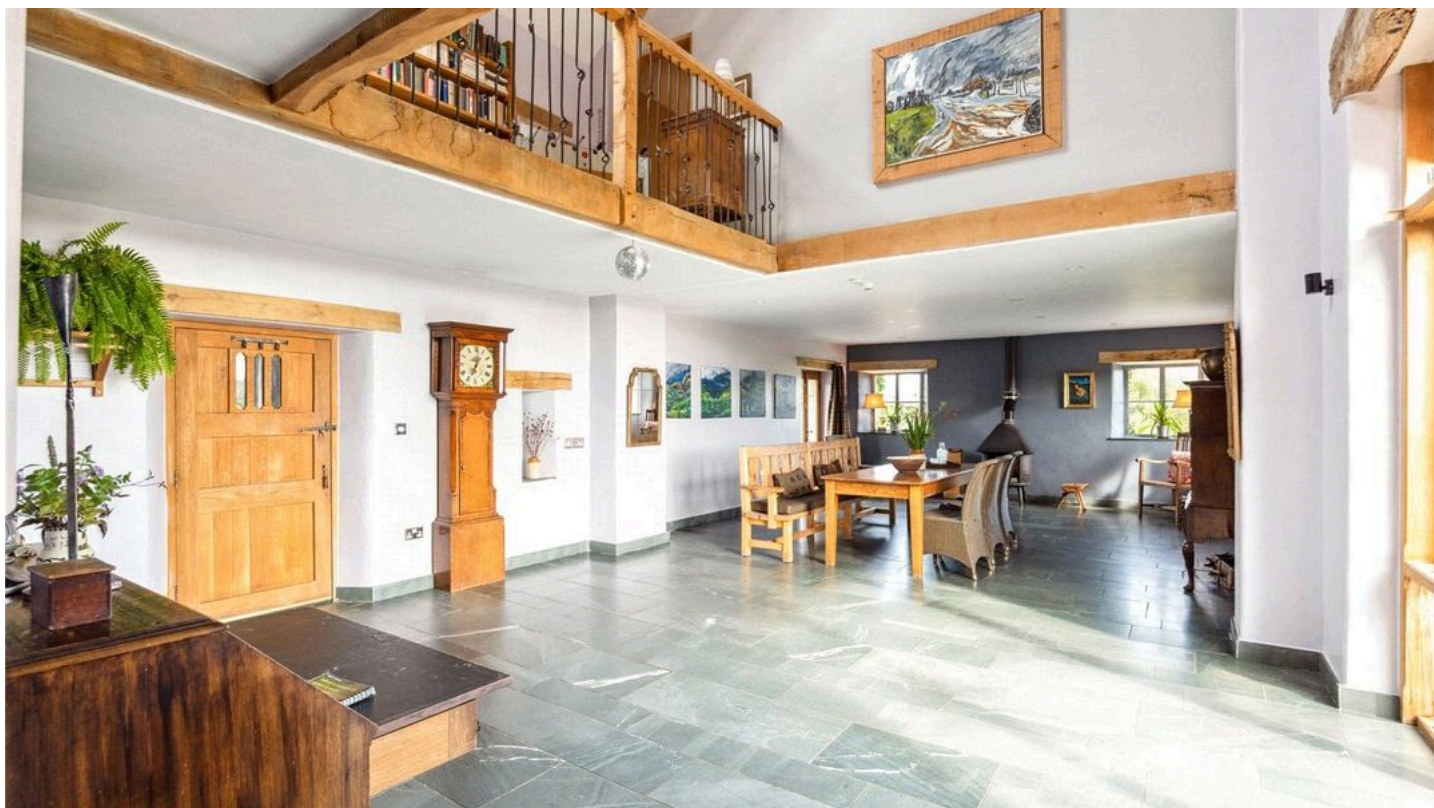


FOOD HALL EXHIBITION









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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 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. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 01/11/2023.

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.

Location

Crake Trees lies between both of the idyllic conservation villages of Maulds Meaburn and Crosby Ravensworth in The Yorkshire Dales National Park and is around 6 miles from the Lake District National Park. It has excellent local amenities with a community pub and thriving primary school nearby. The village halls are both in regular use.

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 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.

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 is on the left. Head up the drive and bear left soon after The Bungalow.



CA10 3JG

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Plans

Total Area: 7,236 sq ft



Viewings

Strictly by appointment with Galbraith Hexham Tel: 01434 693693 Email: hexham@galbraithgroup.com



Tenure

Freehold

Local Authority

Eden District Council

Council Tax

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EPC

F



Services

Water

Mains

Electricity

Mains

Drainage

Septic Tank

Central Heating

Oil

Internet

Yes



Additional Information

The ruin close to the principal house in The Garth Field is a grade II listed scheduled ancient monument.

There are two public footpaths and a bridleway which cross the property. The use of these is different from in The Lake District National Park. Important notes: There is a one-bedroom cottage in Maulds Meaburn called The Brew House which is also specifically excluded from the sale. It belongs to the vendor and could be sold to a buyer of the farm if required, by separate negotiation. The central island unit in the kitchen is excluded from the sale.



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