

The Lyvennet Valley  
Holesfoot, Maulds Meaburn, Penrith, Cumbria, CA10 3HX









## A delightful sporting estate in the North of England

The Lyvennet Valley, Holesfoot, Maulds Meaburn, Penrith,  
Cumbria, CA10 3HX

Maulds Meaburn: 1 mile

Appleby in Westmorland: 5 miles

Penrith: 15 miles

Kendal: 23 miles

A66: 6 miles

M6 (J39): 11 miles

M6 (J40): 13 miles

(All distances are approximate)

- 6 bedroom country residence dating from the early 19th Century
- 4 bedroom cottage dating from the 18th Century with attached barn
- restored Westmorland Bank Barn
- formal gardens and grounds
- about 133 acres of farmland and woodland
- in all approximately 142 acres freehold
- additional 374 acres of sporting rights

For sale as a whole



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The sale of The Holesfoot Estate presents an exceptional opportunity to purchase a fine sporting estate in Cumbria. Holesfoot uniquely combines a manageable, private estate steeped in history with extensive sporting rights adjoining the main residence. It is highly unusual for an Estate of this calibre to be offered to the market, presenting a rare opportunity to acquire what must be one of the most delightful properties of its type in the North of England.

The Holesfoot Estate comprises a fine period country house, service cottage, large barn with planning consent, formal gardens, approximately 142 acres of grassland and woodland, together with further extensive sporting rights.

The house is a handsome six-bedroom country residence dating from the early 19th Century. Both the East and West Wings were extended in the early 20th Century using imposing stonework from Edenhall. In recent years Holesfoot has been the subject of a sensitive refurbishment programme which has retained and improved many period details including fine carved panelling, detailed plaster cornices and fireplaces. It is an imposing residence with impressive reception rooms, yet at the

same time being highly manageable, making it a delightful family home complemented by the lovely gardens.

Beyond the main house, set a discreet distance from the principal residence, is an 18th Century four-bedroom cottage with attached barn. This creates an excellent independent service or holiday cottage.

The detached Westmorland Bank Barn, unusual in being built to such a high standard and size, has been restored to create an upper floor Conference or Function Room. There is a self-contained preparation kitchen, cloakroom and bar. Planning consent has been granted for holiday usage.

The surrounding grounds complement the country house and include a formal garden, principally to the front, part of which is an impressive Italianate garden. To the west is an enchanting high-walled kitchen garden and maze. There are also informal wooded walks.

The sale also includes approximately 133 acres of farmland and woodland. This forms part of the well known Holesfoot Shoot,

which includes sporting rights over an additional 374 acres. Principally a family shoot centred around the house, there are detailed annual records with regard to the bag, guns, etc.

## Location

The Holesfoot Estate is located in the magnificent countryside of the Eden Valley. Approached by quiet country lanes, the nearest village is the picturesque rural community of Maulds Meaburn (1 mile). The ancient market town of Appleby, former County Town of Westmorland, is 4 miles to the east, where there is an excellent range of local amenities including access to the Trans-Pennine A66 trunk route and railway station sited on the scenic Settle to Carlisle Railway. The M6 (Junction 40) and West Coast mainline railway are easily accessed at Penrith, approximately 12 miles north.

Positioned between the Lakes and Dales National Parks, the area offers a wide variety of activities ranging from grouse shooting on the Pennines to sailing on Ullswater. The immediate area has many fine walks and bridleways for horse riding.



## Holesfoot

### Ground Floor

**Pillard Portico Entrance** with outer storm door and inner glazed double doors to:

**Hall** with limestone flagged floor;

**Drawing Room** with open fire in marble surround, attractive plaster frieze and arch to:

**Library** with full-height bookcases and access to:

**Study** with open fire with marble slips, set in carved wood surround, deep storage cupboard, glazed china display cabinet, and magnificent old panelling throughout incorporating carved columns and door pediments;

**Dining Room** with open fire in marble surround, recessed arch, and access to:

**The Long Room** with large open fire in stone surround, pitch pine panelling to dado rail height and with pitch pine wall columns (reputedly from the Foundling Hospital in London), three full-height windows and a glazed door to the side terrace;

**Kitchen** with comprehensive range of cherrywood-fronted units having fossilised limestone worktops and incorporating double porcelain sink with brass taps and 4-oven oil-fired green Aga, high ceiling with numerous old meat hooks, and terracotta floor tiles.

Various rooms, as follows, have been converted from the former Butler's Quarters:

**Playroom** with an open fire in carved wood surround; access to:

**Cloakroom** with wash hand basin and W.C.;

**Utility Room** with plumbing for washing machine and terrazzo flooring;

### **2 Storerooms**

Outside access can be gained from this area.

**The Cellar**, with flagged floor throughout, comprises the **Wine Store** with 2 stone sconces;

**Larder** containing the Trianco oil-fired central heating boiler;

**Store Room** also with stone sconces.

### First Floor

A magnificent turning period staircase, with **Half Landing** window, leads to:

### **Central Landing**

**Bedroom 1** with open fire, having cast iron inner and tiled slips;

**Inner Landing** with airing cupboard and storage cupboard;

**Bedroom 2** also with open fire, having cast iron inner and tiled slips;

### **Bedroom 3;**

**Bedroom 4** with range of fitted wardrobes, **En Suite Bathroom** with cast iron freestanding bath, shower over, wash hand basin, W.C. and attractive black and white tiled floor;

**Secondary Landing** with airing cupboard;

**House Bathroom** with bath, wash hand basin, W.C. and heated towel rail. Deep understairs cupboard.

### Second Floor

**Bedroom 5** with deep undereaves storage;

**Bedroom 6** with deep undereaves storage. This area is considered large enough to be divided into two further bedrooms;

**Bathroom** with 3-piece suite.





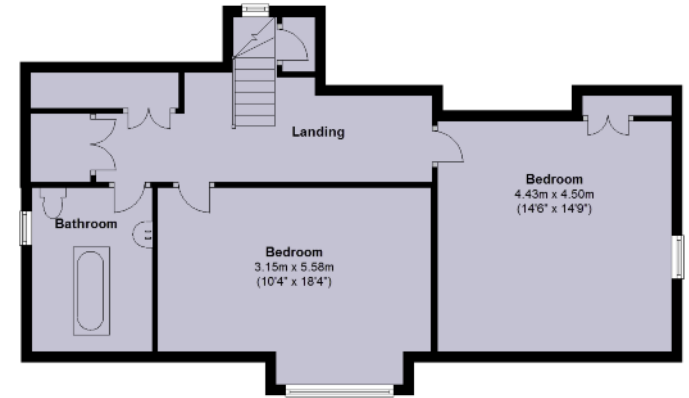
# Holesfoot

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	23	25	36
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

Ground Floor



Second Floor



First Floor



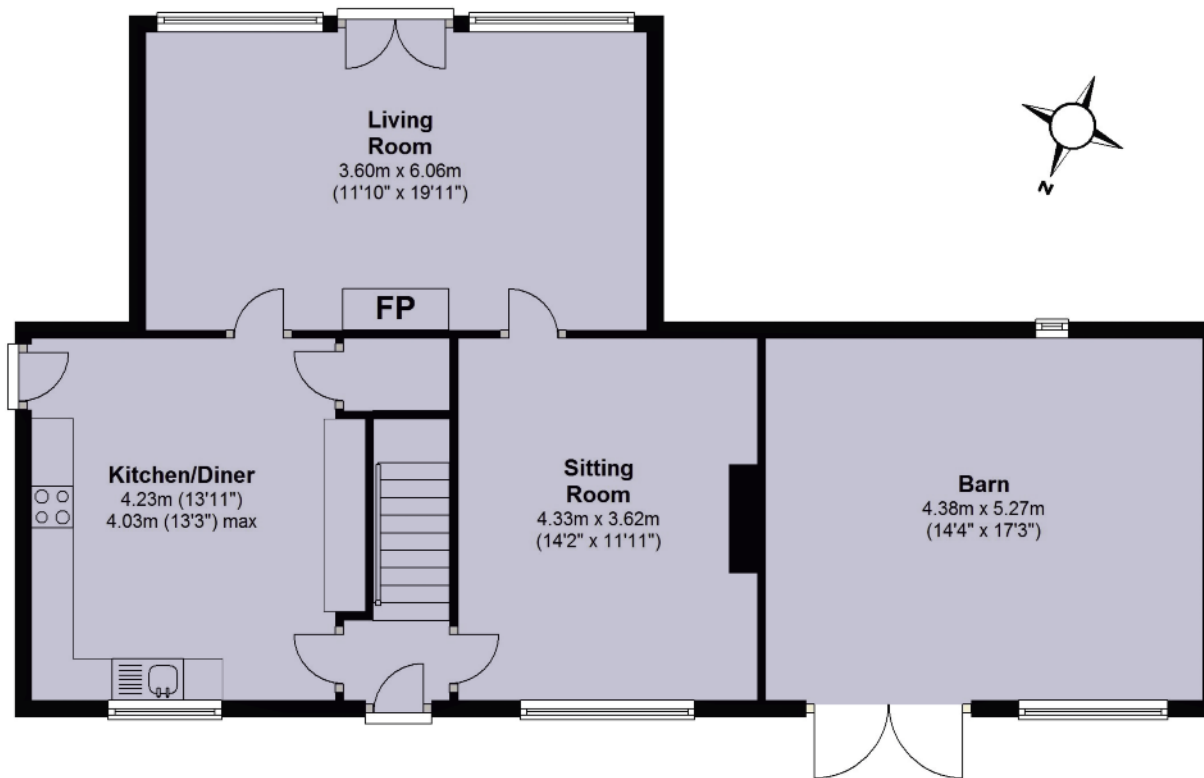
# Holesfoot Cottage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G		20	29
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

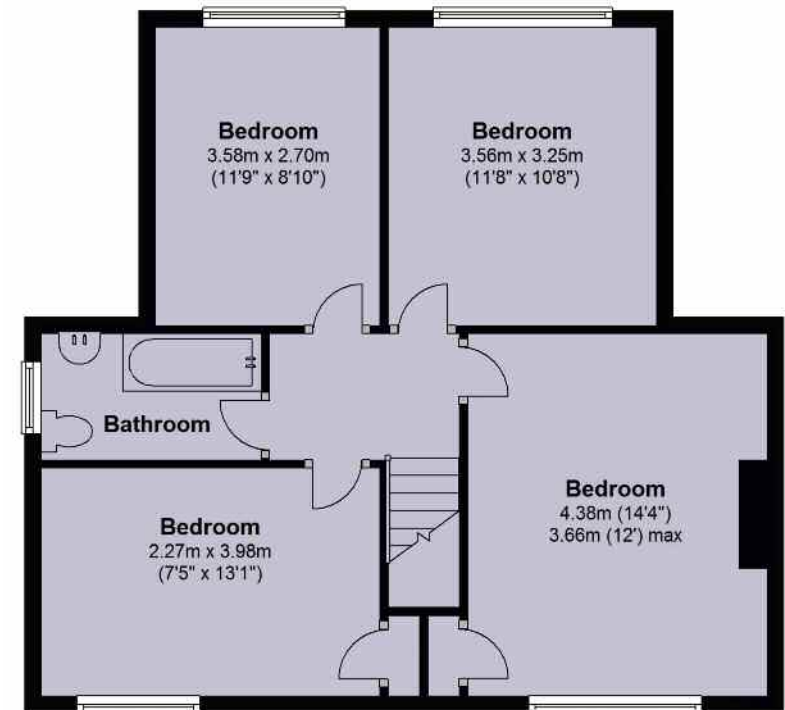
  

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		8	17
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor



## First Floor





## Outside

An inner courtyard is accessed from the rear of the house via curved limestone steps and leads to:

**Bakehouse** with traditional range and bread oven, stainless steel sink, porcelain sink and flagged floor;

**Preparation Room** with double-bowl stainless steel sink unit and outer door.

To the rear of the Bakehouse is a **Conservatory**.

## Holesfoot Cottage

A detached property, probably originally dating from the 18th Century, together with an attached former coach house. Holesfoot Cottage comprises:

### Ground Floor

**Kitchen** with understairs cupboard, night storage heater and outer rear door;

**Sitting Room** with open fire, night storage heater and French window leading out to the garden;

**Dining Room** with night storage heater.

### First Floor

**Landing** with access to roof void;

**Bedroom 1;**

**Bedroom 2;**

**Bedroom 3;**

**Bedroom 4;**

All the Bedrooms have a night storage heater.

**Bathroom** with bath, wash hand basin and W.C.

## The Barn

### Ground Floor

#### **Entrance Hall & Cloakroom;**

The ground floor is divided into **3 Store Rooms** measuring 26'11" x 26'10" overall [8.20m x 8.18m]; 21'3" x 15'3" [6.48m x 4.65m]; 21'3" x 18'5" [6.48m x 5.61m].

An **Inner Hall** leads to the **First Floor** comprising:

**Function Room** with pine boarded floor;

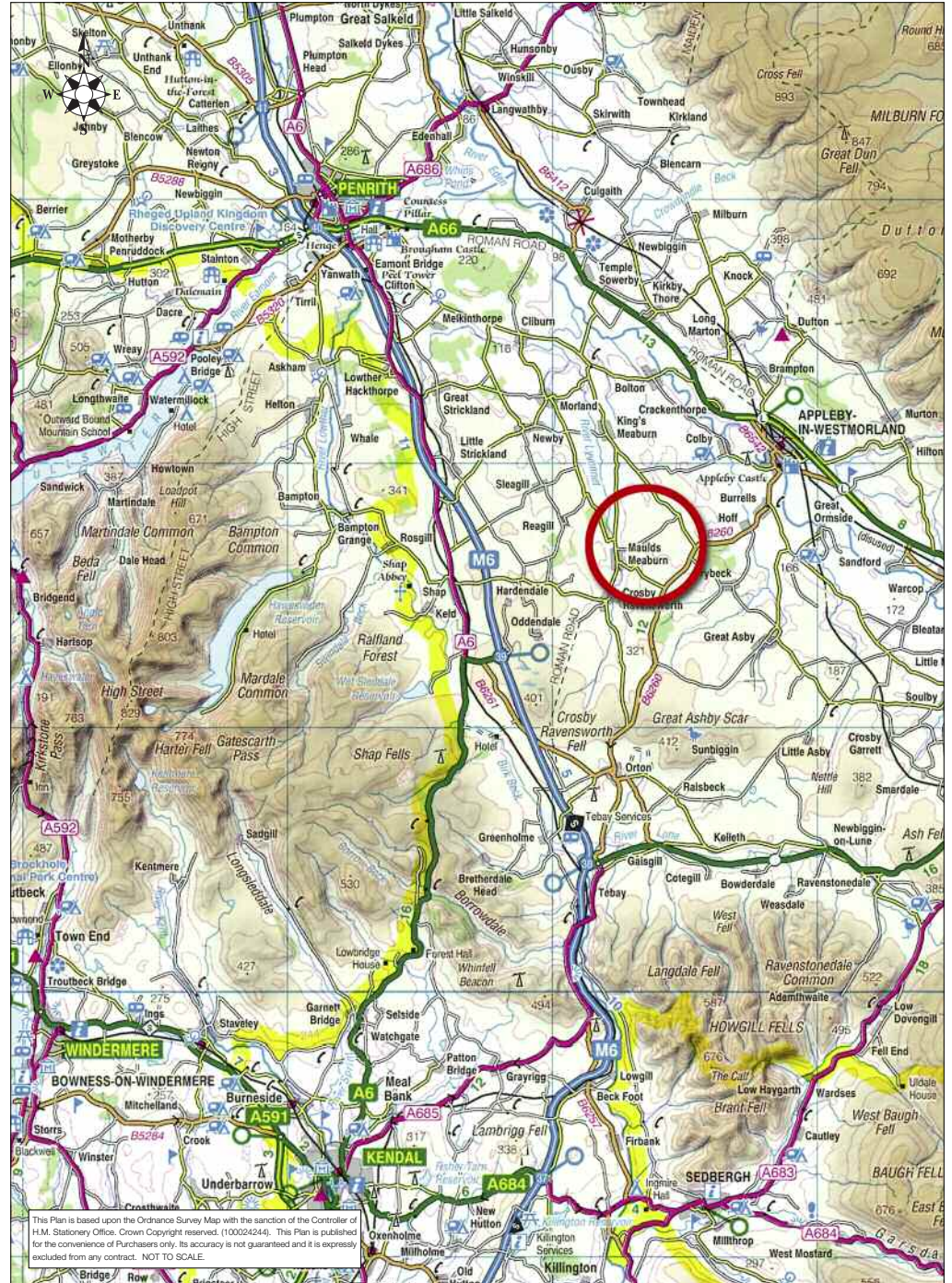
**Bar** with stainless steel sink unit;

**Preparation Kitchen** with fitted base units and 2 sink units;

An outer flagged **Hall** enjoys good natural lighting and gives access to a walled garden.









## The Outbuildings

The **Stables** comprise 3 stone-built former loose boxes, each measuring 15'4" x 12'3".

**Dovecote.**

**2 Kennels**, each with runs.

**Log Store** 30'6" x 24'5" [9.30m x 7.44m].

**Store** 46'5" x 17'5" [14.15m x 5.31m].

## The Grounds

Holesfoot is situated within extensive grounds extending to about 8.6 acres, and includes an Italianate garden, traditional kitchen garden and a Leylandii maze.

## The Land

The grassland predominantly lies within a ring fence and is gently undulating, with smaller paddocks surrounding the steading and grazing land to the south. The grassland extends to approximately 59 acres and is classed as Grade 4 on the MAAF land classification maps.

There is a separate 1 acre paddock situated to the north of Brackenslack Lane and a small parking area adjoining the T-junction of Brackenslack Lane and Long Rigg.

The woodland is separated into 12 parcels and extends to approximately 74 acres. The largest block of woodland, extending to 36.5 acres, is situated to the south of the house and adjoins the grassland. The remaining parcels of woodland are situated in smaller blocks to the north and east of the steading and are positioned around the sporting rights.

## The Shoot

The Holesfoot Shoot has been a family run enterprise across about 516 acres of mixed farmland and woodland, producing a good mixed small shoot which includes a lot of woodcock and snipe. The land is undulating in nature and runs up to higher ground in the east.

Holesfoot Shoot currently run 6 shoot days across the season. Further information, including annual records and bags are available from the selling agents.

## General Remarks and Stipulations

### Services

Mains electricity and water, shared septic tank drainage, oil-fired central heating to the principal reception rooms and bedrooms, night storage heaters as listed, telephone installed subject to BT regulations.

### Note

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order

### Council Tax

The Main House (Holesfoot) is Band G.  
Holesfoot Cottage is Band D.

### Local Authority

Eden District Council Tel: 01768 864671

### Viewing

Strictly by appointment through Penrith Farmers' & Kidd's, tel 01768 862135, or Savills York, tel 01904 617800

### Method of sale

The property is for sale by private treaty, however the agents reserve the right to conclude the sale by any other means at our discretion.

### Covenants, Easements and Rights of Way

A public footpath runs north to south across land to the north of Holesfoot, which the property has sporting rights over. A bridlepath also runs across land which the property has sporting rights over, starting at the T-junction between Brackenslack Lane and Long Rigg, running east.

The property is to be sold subject to all covenants and rights of way, whether specifically mentioned within these particulars or not.

### Tenure and possession

The property is sold freehold with vacant possession available upon completion.

### Single Farm Payment

The land has been registered for Single Farm Payment and will be sold with the benefit of the Entitlements. The vendors reserve the right to any outstanding payment relating to the 2010 cropping year or earlier. The Entitlements will be transferred to the purchaser subject to approval by the Rural Payments Agency. The transfer will be conducted by Savills, with a fee of £300 plus VAT being payable by the purchaser.

### Sporting and Mineral Rights

Insofar as they are owned by the vendors, the rights of sporting and mineral are included in the sale, which extend over approximately 374 acres in addition to the land owned freehold.

### Important Notice

Savills, Penrith Farmers' and Kidd's plc and their clients 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, photographs 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 or Penrith Farmers' and Kidd's plc have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: Please note that some of the pictures used in these particulars are historic and therefore there may have been alterations since.







