



Low Baronwood

Armathwaite, Carlisle, Cumbria, CA4 9TW

Galbraith

A residential jewel, set in a fabulously peaceful location in the heart of the iconic Eden valley.



Armathwaite 1.5 mile | Carlisle 11.2 miles (London Euston 3hrs 22min) | Penrith 11 miles | Keswick 28.8 miles



 5  5  3

Principal house (6,258 sq ft (581.4 sq m)) with 3 reception rooms including a huge games room | Craft room

Office | Central kitchen breakfast room | Boot room | Laundry | Utility | Cellar | Pantry | 5 Bedrooms

5 Bathrooms (4 en suite) | Detached old farmhouse with 2 reception rooms and 3 bedrooms

Various useful and well organised outbuildings | Mixed cropping farm with arable, pasture and woodland parcels | River Eden frontage | About 165 acres (66.77 Hectares) | Available as a whole or in 3 individual lots

Guide Price £2,475,000

The Property

Low Baronwood Farm is set in a beautiful location in the heart of the iconic Eden Valley and provides all the charm of rural life whilst being only a short distance from the excellent range of local amenities within the village of Armathwaite, 4 miles from Lazonby and 11 miles from the busy market town of Penrith. Nearby transport connections include the M6 and A6, and trains from Carlisle and Penrith direct to London Euston.

The houses are situated at the end of a long sweeping drive over the original railway bridge and ending in an extensive gravelled parking area. The property is surrounded by rolling fields and open countryside with magnificent unspoiled views and benefits from a high degree of privacy. There are no public rights of way across the property.

The main house occupies a commanding position leading down to the banks of the River Eden. It was converted from a range of traditional buildings in 2007 by the current sellers.

It is an uncommonly well-presented house with a flexible flow of accommodation which works well as a cosy and comfortable family home with a luxurious principal bedroom suite with more striking reception rooms making it equally well equipped for entertaining. There are various well organised and invaluable outbuildings which have historically been used for the storage of farming equipment.

The Old Farmhouse is across the courtyard. It is a detached red brick building with three bedrooms and two reception rooms. It needs repair and modernisation and could work well for those who would like an additional income stream. It is restricted in planning terms to holiday accommodation.

For sale as a whole or in any combination of individual lots.



Lots 1, 2 and 3. (See sale plan)

Lot 1 of Low Baronwood Farm forms the main part of a productive residential farm extending to about 89.72 acres (36.30 Ha) and includes a good mix of arable, pasture and woodland parcels along the riverbank. The main access is by the private drive from the public highway although a right of access to Lot 1 for agricultural machinery will be reserved across Lot 2.

Lot 2 is a parcel of about 22.4 acres (9.06 Ha) of good grade 3 arable land ideal for arable cropping. There is easy access from the public highway. Water is by a natural supply.

Lot 3 is an appealing block of about 52.97 acres (21.43 Ha) of productive woodland. The woodlands at Baronwood are located on the bank of the River Eden which forms part of the River Eden Special Area of Conservation and also forms part of the River Eden and Tributaries SSSI. There is also another small area of SSSI (Eden Gorge) to the southeast of the woods. The trees are growing in gently to moderately steep ground with some areas of very steep ground. Most of the land has been worked by forestry machinery. The aspect is northerly. Soils are generally fertile and support a range of productive conifer as well as mixed broadleaf crops. The soft wood elements have been regularly thinned and there remains a good amount of timber to be harvested in the next five to ten years. The main section of commercial trees has a well-formed forest road with direct access from the public road and has been regularly used for timber extraction. There are currently no forest felling licences in place and no outstanding grant scheme obligations. The broadleaf elements are principally amenity although good quantities of biomass will be available in the future.

The neighbouring estate has a right of access, though the sellers are not aware of this being exercised. The boundaries against the railway are maintained by the railway. The boundary with the neighbouring woodland owner to the south-east is not fenced. Where the woodland meets with the public highway, the drystone wall has been maintained by the seller.











IMPORTANT NOTES:

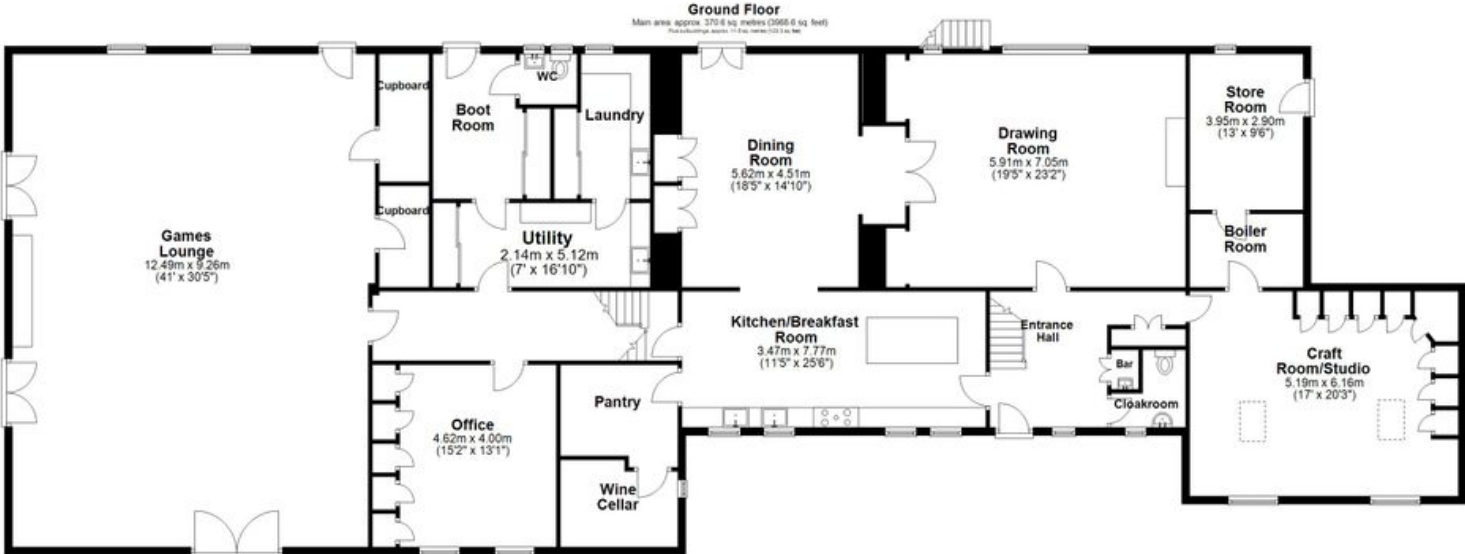
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 04/2025.

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.

Plans

Total Area: 581 square metres



Main area: Approx. 581.4 sq. metres (6258.4 sq. feet)
Plus outbuildings approx. 11.2 sq. metres (122.3 sq. feet)

Viewings

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



Tenure

Freehold

Local Authority

Eden District Council

Council Tax

G

EPC

C



Services

Water

Private

Electricity

Mains Electricity

Drainage

Private

Central Heating

Oil

Internet

Yes



Additional Information

The sporting rights are included in so far as they are owned, and they are let on an annual basis to a local shooting syndicate. The syndicate will shoot through the 2025/2026 season. The mineral rights are included in so far as they are owned. The land is not entered into a Stewardship Scheme.



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