

CROSSRIGG HALL

CLIBURN • PENRITH • CUMBRIA







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Magnificent Grade II listed Edwardian mansion in grounds of about 17 acres*

Appleby in Westmorland: 6 miles, Penrith: 7.5 miles, Ullswater: 10.5 miles, Keswick: 26 miles, Kendal: 27 miles, Carlisle: 30 miles, Windermere: 33 miles

6 Principal Bedroom Suites • 6 Further First Floor Bedroom Suites • 8 Second Floor Bedroom Suites
3 Principal Reception Rooms, Billiard Room, Reception Hall, 2 Kitchens, Butlers Pantry
2 Further Sitting Rooms, Ancillary Rooms, Staff Apartment

Rear Courtyard with a range of Store Rooms

Grade II Listed Stable Courtyard with Large Garage • Staff Room • Coach House • Kennels
Stables and Harness Rooms • Former Pig Sties and Dove Cot • Gazebo

Riparian Trout Fishing Rights on the River Lyvennet

About 17 acres



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SITUATION

In delightful unspoilt countryside, Crossrigg Hall lies about 6 miles South East of the market town of Penrith between the North Pennines and The Lake District National Park.

Set above the River Lyvennet with southerly rear views over private and unspoilt park, this is a peaceful and idyllic setting with distant hills as a backdrop.

Crossrigg Hall is well placed for both North/South and East/West road and rail communications and less than 15 minutes from the M6 at Junction 40. There are frequent intercity services on the West Coast Line from Penrith To London Euston taking from 3hrs 9mins. Airports at Manchester, Glasgow, Edinburgh and Liverpool can all be reached in around two hours. Newcastle in about 1hr 40mins.

This area abounds with leisure facilities having the Lake District National Park on the doorstep and lying within the Eden valley. The nearby market towns provide a full range of shopping, recreational and educational facilities. The village of Temple Sowerby about 2.5 miles away has a village pub, The Kings Arms, which has great reviews. The village of Morland with a pub, cafe and restaurant lies 1.5 miles South and is leisurely walk through fields or by road. The village of Bolton lies 1.5 miles East with a village pub and restaurant.

Crossrigg lies just outside the Eastern boundary of the Lake District National Park and is about 10.5 miles from Ullswater at Pooley Bridge, boating and sailing can be enjoyed on Ullswater; there is a thriving Yacht Club. Ullswater also boasts one of the premier country house hotels in the country, Sharrow Bay. The unspoilt Eastern Lakeland Fells are within easy reach for hill walking and climbing.

The Upper Eden and the Eamont, both noted Salmon and Trout fishing rivers, the Pennine grouse moors of Northern England and a number of established and well known Pheasant shoots are all within easy reach. The property lies within the Crossrigg Pheasant shoot, to which our clients are regularly invited, and a number of established and well known Pheasant shoots are all within easy reach.

Hunting is available with both the Cumberland Farmers and Cumblerland Hunts, whilst further afield are the Dumfriesshire and The Vale of Lune. For the more energetic, there is foot hunting with the Lakeland Fell Packs. Racing can be enjoyed at Carlisle, Hexham, Newcastle and Cartmel. Golf is available at Penrith, Appleby, Keswick and Carlisle.





DESCRIPTION

Crossrigg Hall is a magnificent Grade II* listed country house designed by Anthony Salvin in 1864 and significantly re-modelled and extended in 1914 by J.H. Martindale.

The property is impressive in every respect; comfortable with an inherent grandeur. Wonderful reception rooms with garden vistas and a beautiful panelled hall and ante-hall. Original working fireplaces, ornate mouldings and in many rooms, the wonderful original wall coverings provided by Maples & co .

The gardens, paddock and woodland extend to about 17 acres and are beautifully stocked with many specimen trees and shrubs, extensive lawns and a water feature.

The tarmacadam driveway approaches the house through a Listed ashlar stone entrance with an ornate wrought iron gate and railings with wide grass verges planted with daffodils, ornamental and mature trees and leads onwards to the carriage porch. The driveway divides to the stable courtyard and the main driveway formerly continued though the woodland but is now disused although could be restored providing a second entrance.

Whilst providing a very spacious and comfortable family residence with exceptional guest accommodation the property and outbuildings offer a number of potential alternative uses, some subject to necessary planning consent, others of which have been previously been approved. Further information can be obtained from the Eden District Council planning web site.

Planning permission was granted in 1997 for the property to be converted to a country house hotel and could be registered to provide a delightful and impressive wedding venue.

We are advised planning permission was previously granted for creating two additional dwellings within the extreme end of the east wing.

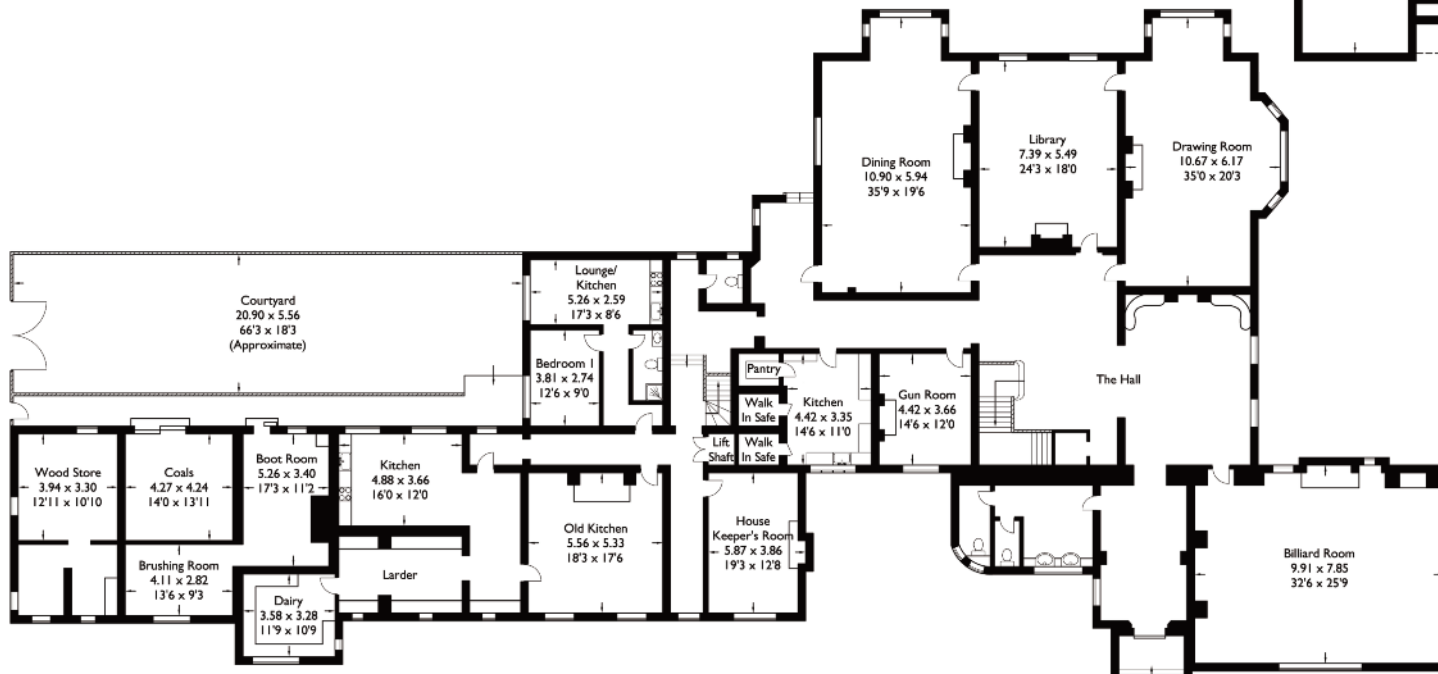
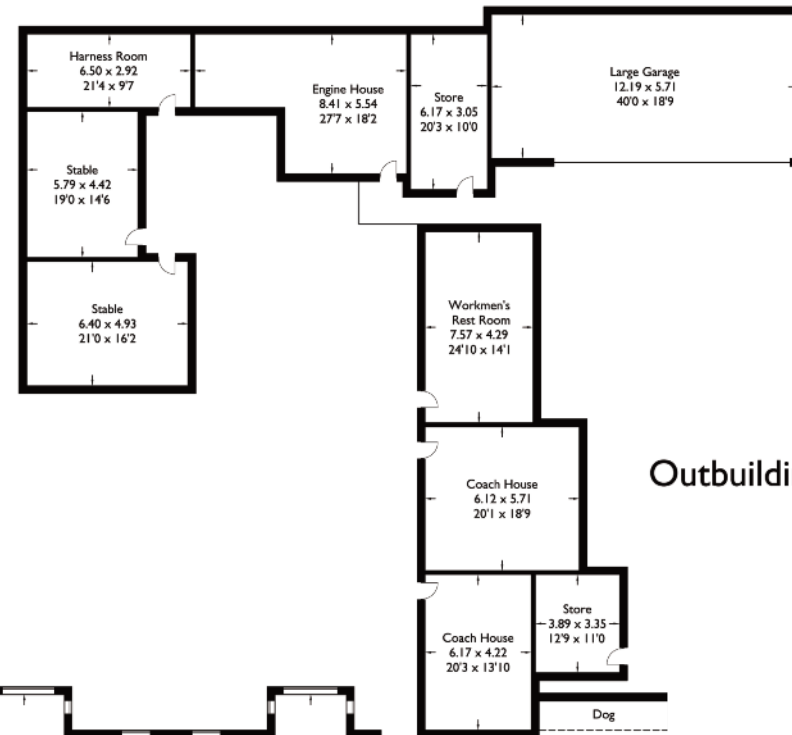
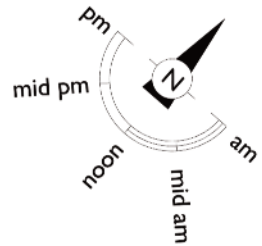
In addition, separately from the main house, planning permission was previously given for conversion of the range of outbuildings including the original Georgian house and dovecote, to create seven two/three bedroomed holiday cottages, a leisure suite with swimming pool and other communal facilities.

Otherwise, potential uses include Corporate offices or headquarters, Health Care, Nursing Home or Private Hospital, Educational/Institutional use as Management or Training/Conference Centre.

Between 1999 - 2005 Crossrigg Hall was registered for weddings. Visit each room on our client's web site www.crossrigghall.co.uk







Ground Floor

CROSSRIGG HALL

Approximate Gross Internal Area

18,470 sq ft – 1,715.92 sq m

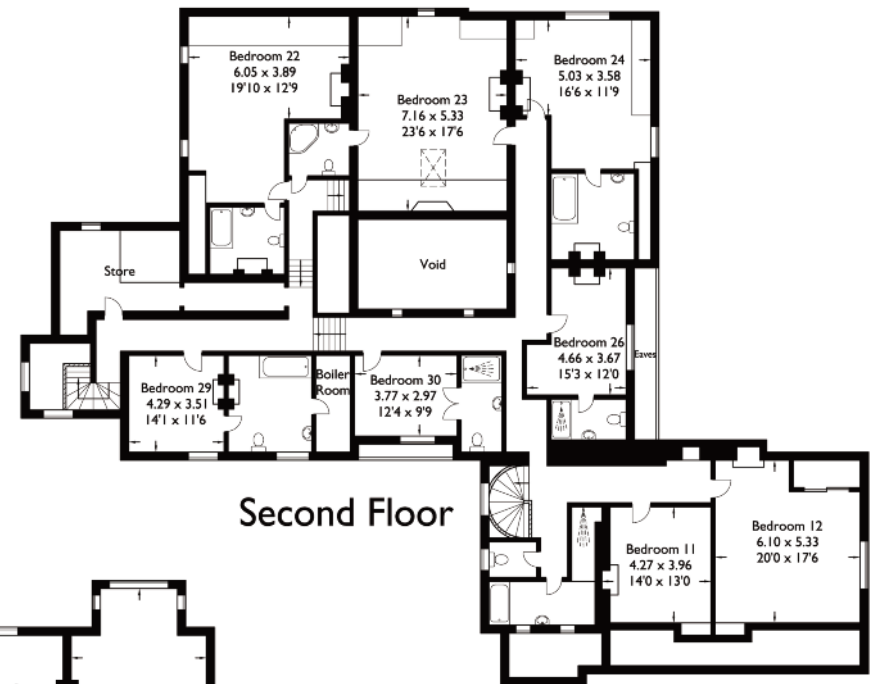
(excluding voids & outbuildings)

Approx Gross Internal Area of

Outbuildings – 4,003 sq ft – 371.89 sq m



First Floor



Second Floor

GENERAL REMARKS

TENURE

Freehold

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

LOCAL AUTHORITY

Eden District Council 01768 817 817

VIEWING

Strictly by appointment with Savills Wilmslow 01625 417450

IMPORTANT NOTICE

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