



Fine Grade II* farmhouse & converted barn in c.8 acres

Nether Hoff Farm, Colby, Appleby-in-Westmorland, Cumbria CA16 6BD

Freehold

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Main House: 6 bedrooms • 4 bathrooms • 4 receptions
• Study - Library - Gym • Double Garage & Store • Barn
with: 1 bedroom apartment • Games/studio/office with
boardroom & kitchenette • About 8 acres

Local information

Nether Hoff Farm lies on the fringe of the hamlet of Colby in the beautiful Eden Valley close to both the Lake District and Yorkshire Dales National Parks.

About 1.5 miles from historic Appleby-in-Westmorland, the smallest town in England, with its grammar school and annual horse fair, the property is well placed for popping into town for the many services and leisure amenities. There are sports clubs, a leisure centre with a swimming pool and a golf course. Sailing and water sports are available at Ullswater, about 15 miles away.

Penrith is the nearest larger town, about 12 miles away, and has a direct rail line to London Euston (3hrs 15mins), Manchester (1hr 35mins) and Edinburgh (1hr 32mins). There are the usual range of shops and supermarkets including M & S, Booths, Sainsburys and Morrisons.

Queen Elizabeth Grammar School in Penrith is very highly regarded. Schools in the private sector are well represented including Hunter Hall in Penrith and Austin Friars in Carlisle; Sedburgh, Giggleswick, Ampleforth and Stoneyhurst are all popular northern schools within reach.

About this property

Nether Hoff Farm is a beautifully upgraded Grade II* listed farmhouse with extensive and flexible accommodation with the integration of adjoining

outbuildings creating a wonderful fusion of period charm and contemporary style. This carries through to the separate Grade II listed barn conversion to the rear where a stylish ground floor self-contained apartment has been created with a split level boardroom and office or studio above and is equally well suited to create a games or party room.

The main farmhouse is believed to date from 1683 and along with all the buildings is constructed in Lazonby sandstone, a warm coloured local stone. Well considered upgrades have not distracted from the beauty of the original building and the incredibly light and airy ground floor wing overlooks the magnificent courtyard and parkland beyond.

The property sits under a restored Westmorland slate roof and under-floor heating extends throughout the ground floor of the house with a biomass wood pellet heating system. There are three working fireplaces, two with wood burning stoves. Oak doors are fitted throughout with hand forged furniture. The wood work throughout is exquisite.

Family access to the house is via a covered entrance to the right of the original house which opens into a hall with a guest cloakroom off to the right and a cloaks area. Heading left into the original farmhouse one enters the formal dining room with oak flooring, a stone chimney breast with a wood burning stove and a dual aspect study lies off to the





right.

Moving through to the impressive drawing room forming the principal section of the original house which has a dual aspect and an oak front door being the formal entrance to the property. This beamed room has two fireplaces in stone, one of which is active.

The main day to day living space centres around the kitchen, beautifully appointed with bespoke cupboards, a huge Lacanche range, granite surfaces and integrated Miele appliances. This is very much a chef's kitchen and opens into the family garden sitting room with a dining area. Twin sets of French doors open to a courtyard garden.

The family sitting room with its vaulted ceiling lies off the garden room and with its wood burning stove is the perfect room for relaxing in the evening. A wine store with Euro Cave temperature control is conveniently placed with slate surfaces and wine racks.

Double doors lead off the oak framed glass enclosed walkway to the drying/boot room with a hot water cylinder and leads through to the laundry room with handmade bespoke cupboards, granite surfaces and a Belfast sink.

The walkway continues to a lovely guest suite, a former forge, with oak flooring and oak door cupboards. The en suite bathroom features a roll top bath, twin wash hand basins and a walk in shower. A period range is a lovely nod to its former use and it now provides a separate ground floor bedroom for visiting

guests or staff.

The covered walkway continues to provide access to the double garage twin sets of double doors to the front. The gym lies just across the courtyard and has bi-fold doors opening to the front.

The Jacobean staircase leads up to the landing, off which there are three first floor bedrooms with two bathrooms including the large principal bedroom suite with its dual aspect and stone fireplace under a delightful beamed ceiling. The en suite bathroom is well appointed and includes a walk-in closet off.

The second floor landing is a sitting room with library shelving and leads through to two further charming bedrooms sharing en suite access to a bathroom.

The two storey barn lies to the rear, is Grade II listed and similarly constructed with Lazonby sandstone. It has been subject to a complete refurbishment to create a self-contained ground floor garden cottage apartment.

This has been run as a successful Airbnb by our clients and includes a hallway with a well-appointed shower/cloakroom, a delightful living dining kitchen with an AGA and integrated appliances, granite surfaces and a French door to the gardens. The double bedroom lies off and is similarly attractively beamed. A secondary Euro Cave cooled wine cellar with slate shelving, a store room/workshop and the biomass boiler system complete the ground floor.

The first floor offers a wonderful vaulted split level board room





with a raised office level, a kitchenette and a washroom with w.c. This area offers exceptional space for a multiplicity of uses as a studio, party room or games room.

A drive through garage sized store stands separately with twin doors to the front and rear.

The gardens and grounds of Nether Hoff are simply exceptional. The driveway approach leads to the front of the house with an extensive parking area and branches off to a driveway which leads to the garaging and the barn.

The grounds are laid in a parkland style with a pond and include many fruit trees including Pear, Apple, Plum, Damson, a fruit cage and a vegetable garden area with raised beds. There are riparian fishing rights to Hoff Beck, a tributary of the Eden, which forms the boundary to the land within a broad meander of the beck and we understand brown trout are regularly caught.

Mains services: Mains electricity and water are connected. Private drainage. Biomass wood pellet heating.

Tenure

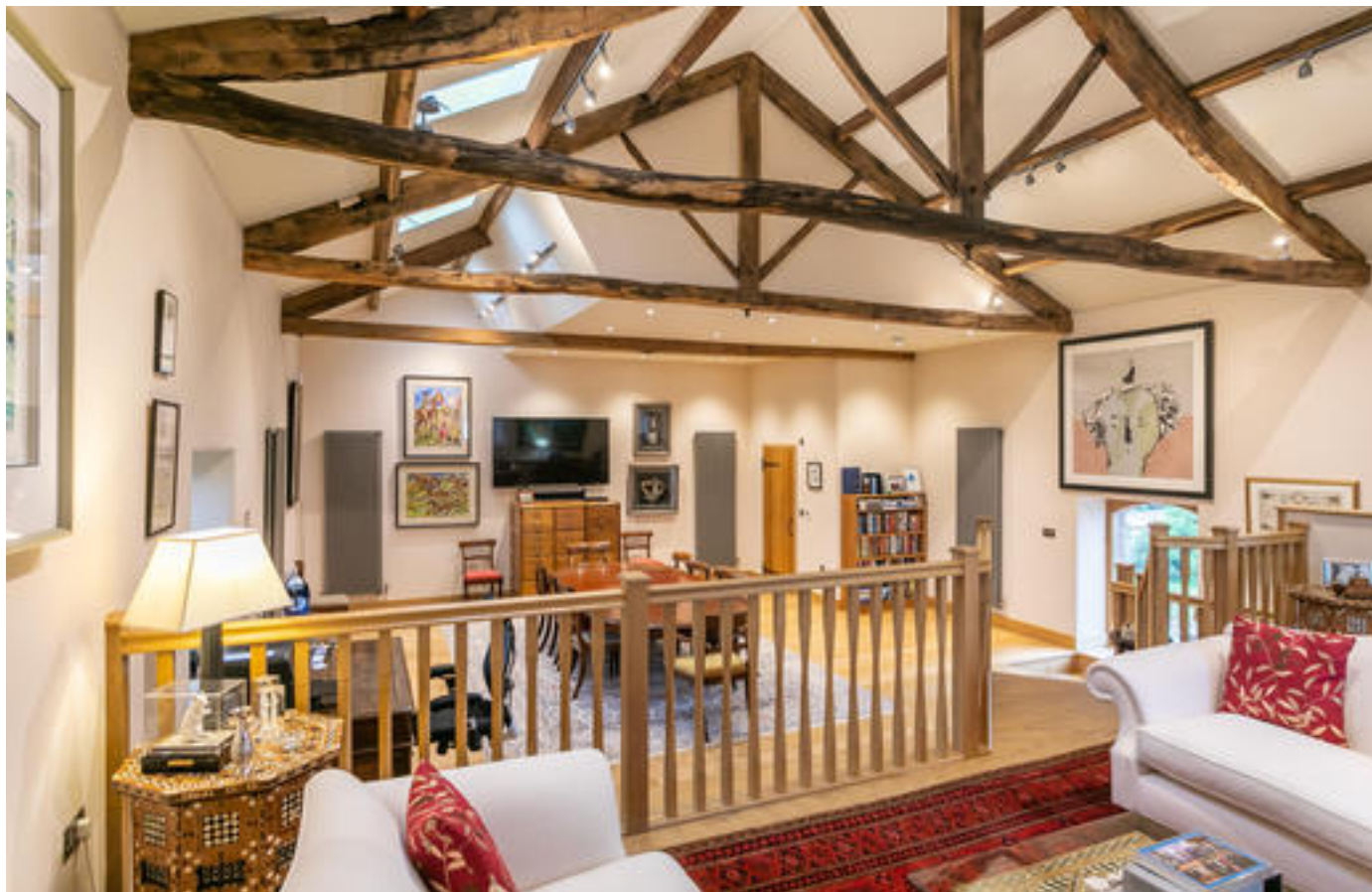
Freehold

Local Authority

Eden District Council

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 510.14 sq m / 5491.10 sq ft Barn: 179.14 sq m / 1928 sq ft

Outbuildings Gym & Store 56.28 sq m / 605.78 sq ft

Total 745.56 sq m / 8025.14 sq ft



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For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

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