Accommodation in Brief

Five Principal Bedrooms with En-Suites | Twelve Further Bedrooms with En-Suites
Two Further Family Suites with Two Bedrooms Each | Self-Contained Staff Accommodation
Outer Hall | Cloakroom with WCs | Outer Reception Hall | Inner Reception Hall | Sitting Room | Dining Room | Library/Study | Full Size Billiard Room | Two Kitchens
Butler’s Pantry | New Modern Kitchen | Further Sitting Room | Ancillary Rooms
Rear Courtyard with Range of Store Rooms
Guest Listed Stable Courtyard with Two Large Garages | Staff Room
Three Coach Houses | Kennels | Stable and Harness Room
Former Pig Sties and Dovecote | Castellated Stone Built Gazebo

Woodland | Paddock

Approximate Mileages

Appleby 6.3 miles | Penrith 7.5 miles | Ullswater 10.5 miles | Keswick 26.0 miles
Kendal 27.0 miles | Carlisle 30.0 miles | Windermere 33.0 miles

A magnificent and captivating Grade II* Listed hall with superb lifestyle and business opportunities, set in beautiful and extensive grounds in the picturesque Eden Valley.
Crossrigg Hall is a captivating Grade I* Listed country house occupying a breathtakingly beautiful position in the picturesque Eden Valley and giving scope to a range of superb lifestyle and business opportunities. A magnificent Edwardian mansion of generous proportions, the main house offers immaculately presented accommodation throughout, including three expansive reception rooms, a full-size billiard room, private library, five principal bedroom suites, twelve further bedrooms with en-suites, two family suites with two bedrooms each and self-contained staff accommodation.

Within the grounds there is also the Grade II Listed stable courtyard and dovecote, with several traditional outbuildings that are of substantial proportions, incredibly versatile and offer huge development potential. Between the two main complexes is a charming stone built two storey castellated gazebo. The grounds are landscaped with two lakes containing beautiful landscaped gardens, woodland, paddock and a well-stocked orchard including apples, plums, gooseberries and blackcurrants. Magnificent Wellingtonias populate the site. The property further benefits from a rural yet convenient location, 6 miles south east of the market town of Penrith between the North Pennines and The Lake District National Park.
The Property

A sensational historical property designed by Anthony Salvin in 1864 and significantly remodelled and extended in 1914 by J.H. Martindale, Crossrigg Hall is immaculately presented throughout and retains stunning original period features such as exquisite original Maple & Co wall coverings, ornate cornice, original working fireplaces and panelled walls. There are several original Salvin ceilings in the principal rooms, and the extraordinary oak staircase with three turns rising from the hall is perhaps the most magnificent feature of the property. To the ground floor, wonderful south-facing reception rooms with garden vistas set the tone for the rest of the property with natural light accentuating the stately grandeur and expansive proportions. The indulgent feel is further enhanced by a fabulous billiard room and a private library/study with internet and telephone connections. Two kitchens, a butler’s pantry, now used as a modern kitchen, ancillary rooms and a staff apartment complete the ground floor accommodation.

The five principal bedrooms with en-suites, twelve further bedrooms with en-suite facilities and two family suites with two bedrooms are arranged over the first and second floors. All of these are beautifully presented and offer views of different aspects of the gardens, grounds and surrounding countryside. All of the bedrooms are wired with telephone and television points, ideal for hotel use, and there is emergency lighting throughout the corridors of the property. There is an expansive under-floor wine cellar and the central heating boilers are housed in the wine cellar which is marked on the floor plans in green.

In 1997 planning permission was granted for the property to be converted into a country house hotel and is still current. From 1999-2005 Crossrigg Hall operated as a successful wedding venue. Planning permission is in place for the creation of two additional dwellings within the east wing (highlighted on the floor plans in green).
Externally

The tarmac driveway approaches through a listed ashlar stone entrance with ornate wrought iron gates and railings with wide grass verges, ornamental and mature trees. The driveway descends to the Grade II Listed stable court yard and dovecote while the main driveway continues and sweeps around to the impressive porte-cochère of the property.

Private gardens, orchard woodland and a paddock extends to approximately 17 acres complete with riparian fishing rights on River Lyvennet. The beautifully manicured gardens offer an elegant one level bungalow and large expanses of lawn which are interspersed with a wide variety of plants, shrubs and trees, offering perfect setting in which to enjoy the tranquil surroundings.

The natural wild woodland lies to the north west of the site and extends to around 6 acres offering a peaceful retreat away from the main property. The paddock extends to over 4 acres and would be ideal for grazing horses or cattle.

For further information and additional photographs of the property please visit: www.crossrigghall.co.uk
The Stable Courtyard & Dovecote

In addition to the main house, the Grade II Listed stable courtyard and dovecote and range of substantial and handsome traditional outbuildings provide a wealth of further opportunities. Planning permission is in place for the conversion of the 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. Other commercial uses with significant potential include the development of corporate offices, educational and conference facilities and private health care provision. Alternatively the development could provide annexe rooms and a swimming pool for the hotel. Full drawings and plans of the new development are available to view.
Development Plan

Permission for seven 2-3 bed units

Existing Plan

The Stable Courtyard & Dovecote

Basement

Attic Plan

First Floor

Ground Floor

The Whole
Area: 16.956 acres (6.861 ha)

Natural Wild Woodland
Area: 5.954 acres (2.413 ha)

Paddock
Area: 4.219 acres (1.707 ha)

Net Historic Outbuildings, Formal Gardens & Grounds
Area: 6.774 acres (2.761 ha)
Crossrigg Hall | Cliburn | Penrith | Cumbria
finestproperties.co.uk
Local Information

Crossrigg Hall, unlike many mansions, is not isolated and lies less than one mile from the A66. It is well placed for both north/south and east/west road and rail communications and less than 15 minutes from the A66 at Junction 40. The property is equidistant from Penrith and Appleby, and is situated just outside the Eastern boundary of the Lake District National Park, about 10.5 miles from Ullswater at Pooley Bridge. The unspoilt Eastern Lakeland Fells are within easy reach for hill walking and climbing. The Ullswater and the Esrom, both noted salmon and trout fishing rivers, the River Eamont (known as the Esk) from Northern England and a number of established and well known hillwalking routes are all close by.

The regional centres of Penrith are within easy reach and provide comprehensive cultural, educational and recreational opportunities, along with excellent shopping facilities. There are primary schools in Bolton, Morland and Temple Sowerby. There is an excellent choice of secondary schooling nearby with Ullswater Community College & School, Queen Elizabeth Grammar School and Appleby Grammar School.

For the commuter, the A66 and M6 are both within easy reach for onward travel north and south. Mainline rail services are available at Penrith which provide fast (under 3 hours) and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle. The new Carlisle Lake District Airport is easily accessible and operates scheduled flights to London Southend, Belfast and Dublin.
Important Information

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Directions

From the A66 (westbound), take the Temple Sowerby exit and then turn right and right again, signposted Morland. Proceed to the end of this road and turn right. At approximately 1/4 mile, the gated entrance to Crossrigg Hall will be found on the left hand side, marked on the gatepost.

From the A66 (eastbound), turn off at Morland and follow signs for Morland until you reach a T-junction. Turn right, and after approximately 1/4 mile, the gated entrance to Crossrigg Hall will be found on the left hand side, marked on the gatepost.

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

The current owners introduced 240v mains electricity (three-phase) to the property and installed a new water supply. Private drainage. Oil fired central heating and separate oil and electric zoned water heating.

Postcode

CA10 3AN

Council Tax

Band H

EPC

Exempt

Tenure

Freehold

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