

FOR SALE

Skelgill Farm

Newlands Valley, Keswick, CA12 5UE



**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

A unique opportunity to own a Lake District farmhouse that captivated Beatrix Potter.

It's easy to see why Beatrix Potter fell in love with this part of the Lake District, the vistas, the lakes, the fells and the warm welcome. A frequent visitor to the Newlands Valley, Beatrix Potter was captivated by Skelgill Farm which sits below the infamous Catbells.

Beatrix Potter was inspired to paint the farmhouse, which she used to illustrate her 'Little Town Farm' in her novel 'The Tale of Mrs Tiggy-Winkle'.

"For my part, I prefer to live in the country" Beatrix Potter



Skelgill Farm

Newlands Valley, Keswick,
CA12 5UE

A rare and unique opportunity to acquire a 6-bedroom traditional farmhouse in the Lake District National Park. Ideal as a family home, additional dwelling or as a business (subject to any relevant consents), Skelgill Farm benefits from picture postcard views across the stunning Lake District fells and lakes surrounding Keswick. It sits on the edge of Catbells – the fell made famous in Beatrix Potter's Tale of Miss Tiggy-Winkle and was the muse for her illustration.

Further land and buildings may be available subject to separate negotiation.

Situation

Skelgill Farm is situated in the Newlands Valley, just minutes from the A66 and the popular Lake District town of Keswick. The surrounding fells are on the doorstep offering exclusive views across Derwentwater, Bassenthwaite Lake and Scotland on a clear day.

Keswick has many amenities and is widely considered one of the most dog-friendly towns in the UK. Alongside a good selection of outdoor shops, it also boasts a range of independent boutique shops, galleries, highly rated restaurants, pubs, outdoor activity centres, schools and the acclaimed Theatre By the Lake.

There is easy access to breathtaking drives around the wider Lake District including to Crummock Water and Buttermere just over Honister Pass, and across to Thirlmere, Grasmere, Ullswater, Windermere and beyond.

Selling agents

Davidson & Robertson	Tel:	01900 268633
Suite 7M	Email:	sales@drrural.co.uk
Lakeland Business Park	Web:	www.drrural.co.uk
Cockermouth		
Cumbria		
CA13 0QT		



Access

Access to the property is from a minor public road, accessed at a turning at Stair. Access can also be made from the road below Catbells.

What3Words: ///poets.planet.workloads

Nearest Postcode: CA12 5UE

Directions

From Keswick take the A66 to the Portinscale junction on the left, and follow the road for 0.4 miles. Portinscale bears right and becomes Regional Route 71. Follow this for 1.2 miles then bear left for 0.5 miles. Continue straight for 0.3 miles and Skelgill Farm is ahead.

Description

Skelgill Farm is a spacious 6-bedroom farmhouse with exclusive views across the Lake District.

The accommodation briefly consists of:

Ground Floor

Entrance/Hallway

From the front door, the open, arched hallway reveals wooden doors throughout and an wood flooring. The hallway leads on to the living room, library/games room, downstairs cloakroom, kitchen and staircase with under stairs storage.

Living Room

A spacious family sized living room with wood flooring and stunning views overlooking the garden and the Lakes. It features a marble fireplace with slate hearth, inset with a woodburning stove.

Library/Games Room

This light and bright multipurpose reception room is currently being used as a pool/ games room but would equally work as a second sitting room or library. There are three recessed bookcases, a flagged floor and fireplace.

Cloakroom/Toilet

Newly fitted toilet and wall mounted wash basin, extractor fan with a slate flag floor.

Kitchen

A well-proportioned, twin aspect traditional farmhouse kitchen with slate flagged floor, a range of wall and base units and an Aga cooker. The window seat provides excellent views across the gardens.

Utility Room

With stable door access from the garden, this makes a substantial pantry/utility/boot room. It features wall and base units with space to install a washing machine, dryer and fridge. Ideal as a pantry and also provides access to the rear of the property and gardens.

First Floor

Staircase/Landing

The wooden spindle half turn winding staircase leads to an attractive half landing with large window overlooking the rear of the property, providing access to the six bedrooms and bathroom.

Bathroom

Small washroom with toilet, hand wash basin and small window.

Family Bathroom

With wash basin, toilet with cistern, a bath with electric shower, single radiator, storage and window.

Bedroom 1 (approx. 4.33m x 4.56m)

Spacious dual aspect double bedroom with painted beam, window seats, and a double radiator. Next door is the family bathroom. Double glazed.

Bedroom 2 (approx. 4.18m x 4.22m)

Spacious double bedroom, with cast iron feature fireplace, double radiator and ensuite shower room with toilet.

Bedroom 3 (approx. 4.18m x 2.39m)

Spacious double bedroom with cast iron feature fireplace and wash basin. Double glazed.

Bathroom

Bathroom with toilet, wash basin and shower over bath.

Bedroom 4 (approx. 4.18m x 4.22m)

Double bedroom with fell view, double glazed.

Bedroom 5 (2.74m x 3.20m)

Single bedroom with double glazed skylight, oak beams and wooden floor. Double glazed.

Bedroom 6 (approx. 2.46m x 3.48m)

Accessed via bedroom 5, this single bedroom features double glazed sky lights, window seat and single radiator.

The windows are mostly double glazed.

Loft

Large unboarded loft accessed via landing.

External

The Property benefits from a well-kept garden that wraps around the farmhouse. There is also a glass greenhouse located at the edge of the garden.

To the front of the Property is a gravel driveway providing parking for approximately two/three cars.

We understand that the Property's slate roofing was recently replaced by the current owners.

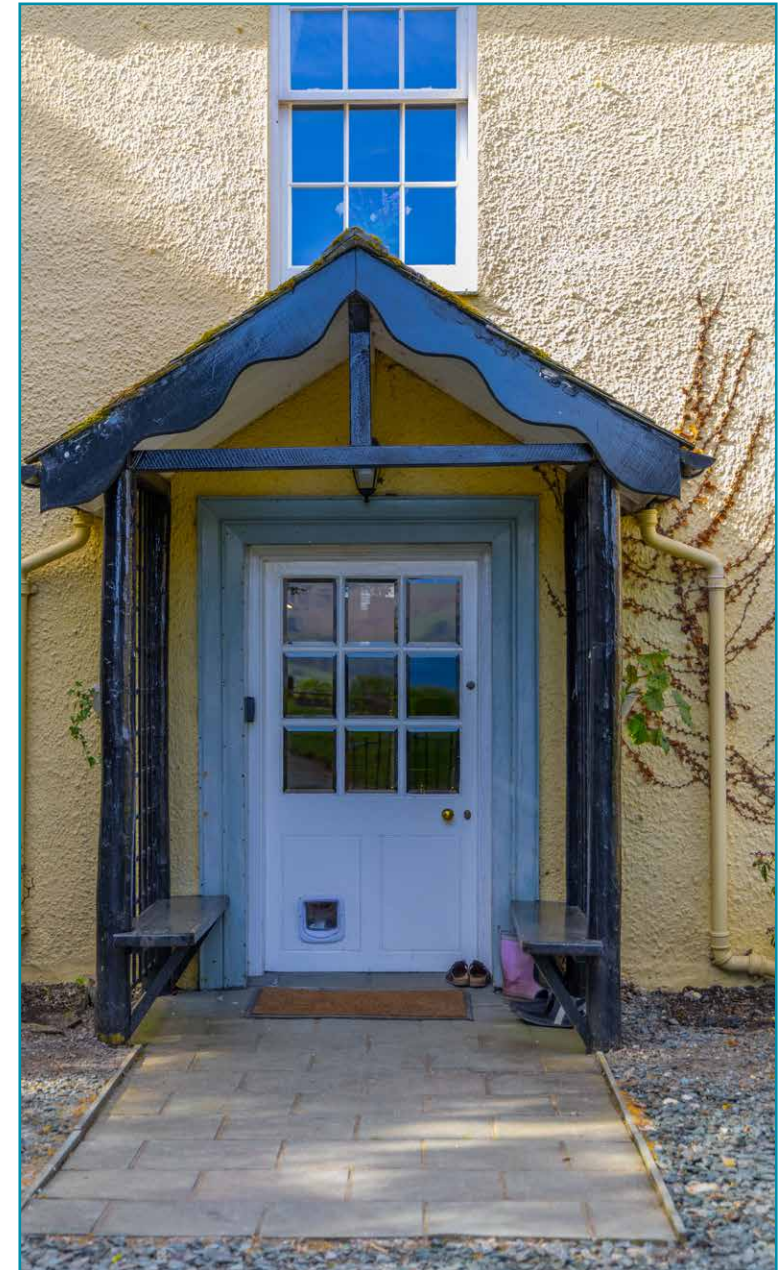
Planning

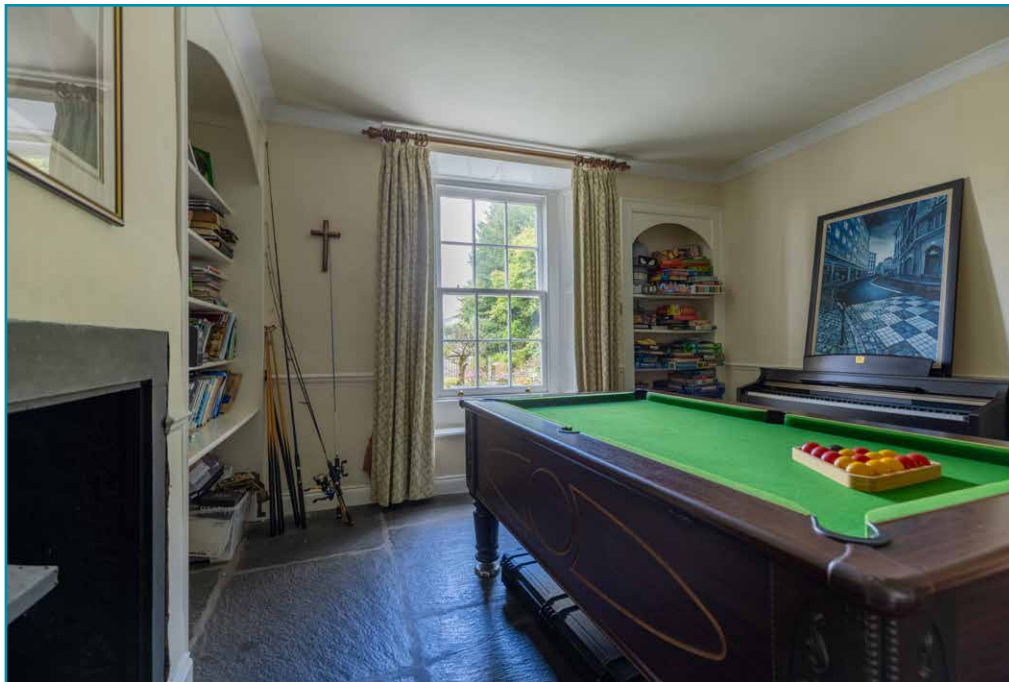
The full planning history summary with regards to the property can be provided upon request. Prospective purchasers should make their own investigations into the planning consents and all relevant information including looking at the local authority planning portal. It is recommended that those interested seek appropriate professional advice.

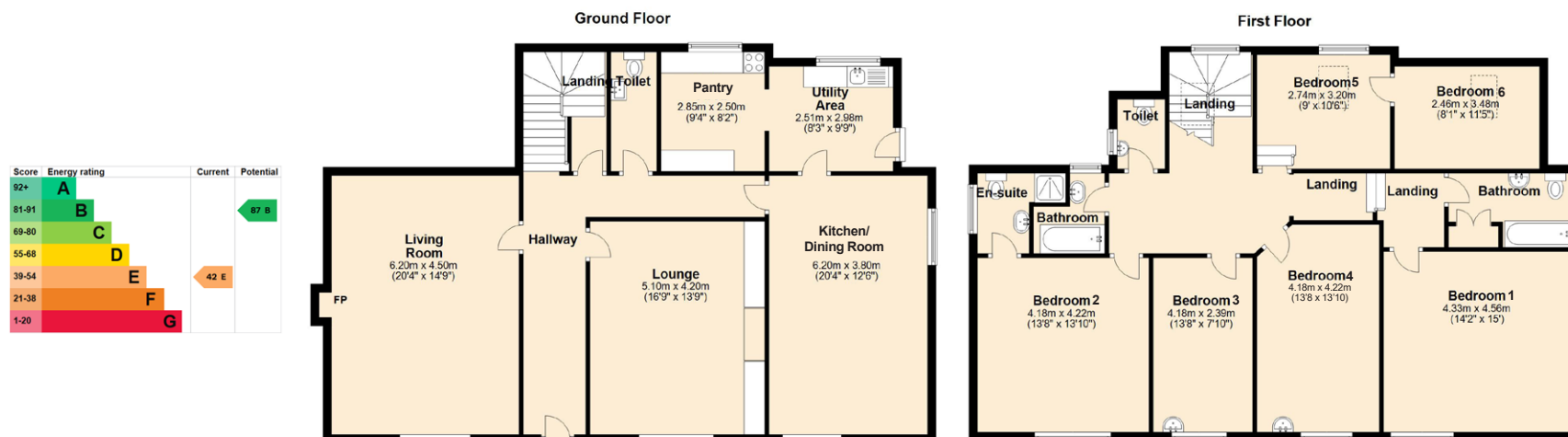
It may be that other uses for the Property could be looked into. Prospective Purchasers should make their own enquiries accordingly and any such use would be dependent on obtaining the relevant permissions. We understand that all current uses are legal and have the necessary agreements and permissions.

We understand that two yew trees on the property are subject to a Tree Protection Order.









Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Services

Property benefits from mains electricity and mains water with booster pump, oil fired central heating and septic tank. Please note the septic tank is on retained land owned by the vendor, who is willing to discuss related queries with seriously interested parties.

Please note we have not been able to test services or make any judgement on their current condition. Prospective purchasers should make their own enquiries. It is the responsibility of prospective purchasers to ensure that a compliant septic tank system is in place at their own cost as per legislation.

Broadband

We understand that Full Fibre Broadband is connected to the Property. Please note we have not been able to test or make any judgement on this, and prospective purchasers should make their own enquiries.

Local Authority

Cumberland Council
117 Botchergate
Carlisle
CA1 1RF
Tel: 0300 373 3730

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Waddington Turner Wall, 6 – 12 Devonshire Street, Keighley, West Yorkshire, BD21 2DG

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 01900 268633 or via email: sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

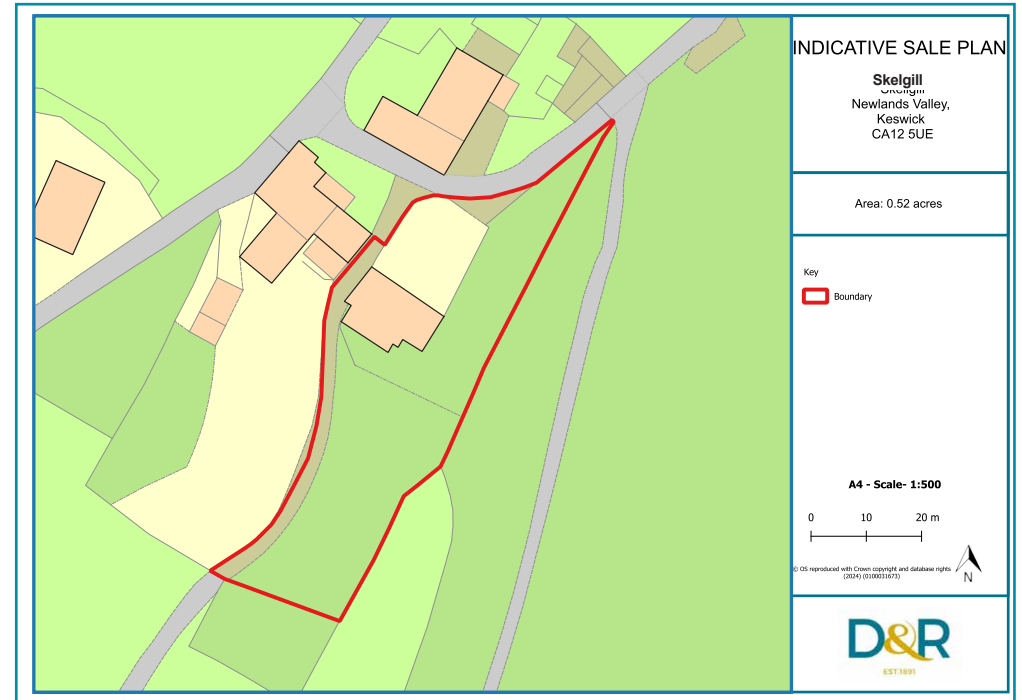
By mutual agreement.

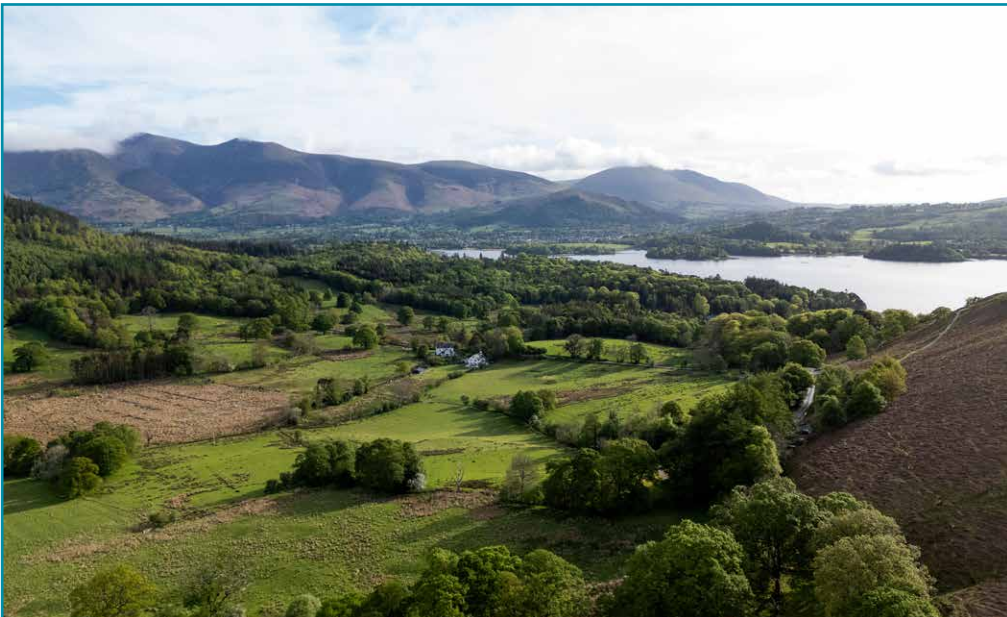
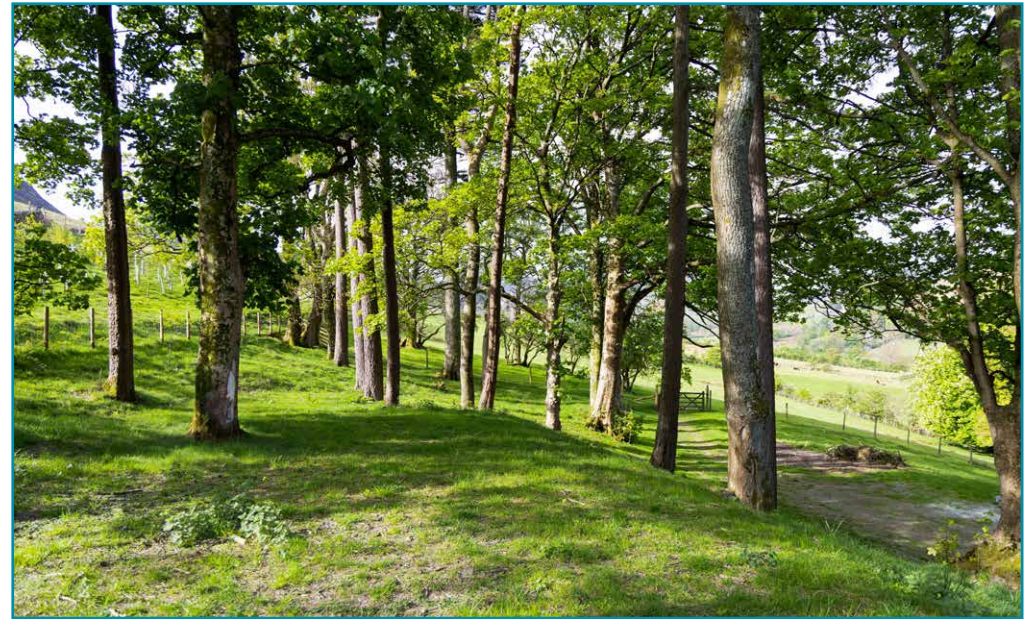
Deposit

A deposit of 10% of the purchase price will be payable on exchange of contracts. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Method of Sale

The Property is offered for sale by Private Treaty. Offers should be submitted to sales@drrural.co.uk or to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 9UQ. Should an offer be submitted to the office address please also confirm via telephone or email. The Vendor reserves the right to change the method of sale, sell the property without any prior notification or change the closing date. Prospective purchasers are therefore advised to register their interest with the selling agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The Vendor and their agents reserve the right to exclude, withdraw or amalgamate any of the property shown at any time. The Vendor and their agents also reserve the right to generally amend the particulars of sale.





The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to prospective purchasers. A closing date for offers may be fixed. Prospective purchasers who have notified their interest through the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The Vendor is not bound to accept the highest or indeed any offer, or go to a closing date.

Important Notes

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that: These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

Offers

All offers should be submitted to the selling agent, along with the relevant Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 paperwork, to the Selling Agent.

Third Party Rights and Easements

The subjects are sold together with and subject to all existing rights of way, easements, wayleaves and others, whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Please note that it is the Vendors intention to retain a right of access to the adjacent buildings. Further details can be obtained from the selling agent or solicitor.

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2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.

4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.

5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars Prepared: May 2025
Photographs Taken: May 2025

To Whom It May Concern

Our ref: SKE002.219.24

Your ref:

Date: Date as postmark

Dear Sir / Madam

**PROPERTY AT SKELGILL FARM, NEWLANDS, KESWICK, CUMBRIA CA12 5UE
CLOSING DATE**

Thank you for your interest in Skelgill Farm. I can confirm that a closing date has been set. Please submit offers no later than:

12 noon on Wednesday 22nd October 2025

Offers should be completed on the accompanying tender form and emailed to sales@drrural.co.uk or posted to Davidson & Robertson, Suite 7M Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT.

Please ensure that all offers are marked 'Skelgill Farm Offer – Private and Confidential' which will ensure offers remain unopened until the closing date.

The Vendor is not bound to accept the highest or indeed any offer. Please also note that any areas and plans are to be treated as indicative and for illustration purposes only.

Yours Faithfully

Davidson & Robertson
Tel: 01900 268633



Davidson & Robertson is the trading name of Davidson & Robertson Ltd.
Registered in Scotland No. 270490.
Letting Agent Registration No. LARN1904065.
VAT No. 806525144.
Registered office: Riccarton Mains, Currie, Edinburgh, EH14 4AR.
A list of Directors available on request.
Offices across Scotland and Northern England.



**PROPERTY AT SKELGILL FARM
NEWLANDS, KESWICK, CUMBRIA CA12 5UE**

SUBJECT TO CONTRACT

TENDER FORM

To be emailed to sales@drrural.co.uk or posted to Davidson & Robertson, Suite 7M, Lakeland Business Park, Lamplugh Road, Cockermouth, CA13 0QT

By no later than

12 NOON ON WEDNESDAY 22nd OCTOBER 2025

Name(s)	
Address	
Telephone	
Email	
I / We submit and offer for the following	☐ Skelgill Farmhouse (Guide Price £1,200,000) ☐ Barn at Land at Skelgill Farm (Guide Price £250,000) ☐ Barn at Skelgill Farm (Guide Price £450,000) ☐ The Whole



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I / We submit the following offer (£)	
My / Our offer is	☐ Cash purchase ☐ Subject to finance ☐ Subject to sale of other property ☐ Other Please tick as applicable
Agent details (if applicable)	
Proof of funds	Please provide proof of funds as an attachment
Solicitor	Name Address Email Telephone
Other	Please enter any special conditions of your offer

Signed

Dated

The Vendor is not bound to accept the highest or indeed any offer. Please also note that any areas and plans are to be treated as indicative and for illustration purposes only.