

FOR SALE

Lackerton Barn Complex
Lamplugh, Workington, Cumbria, CA14 4SA

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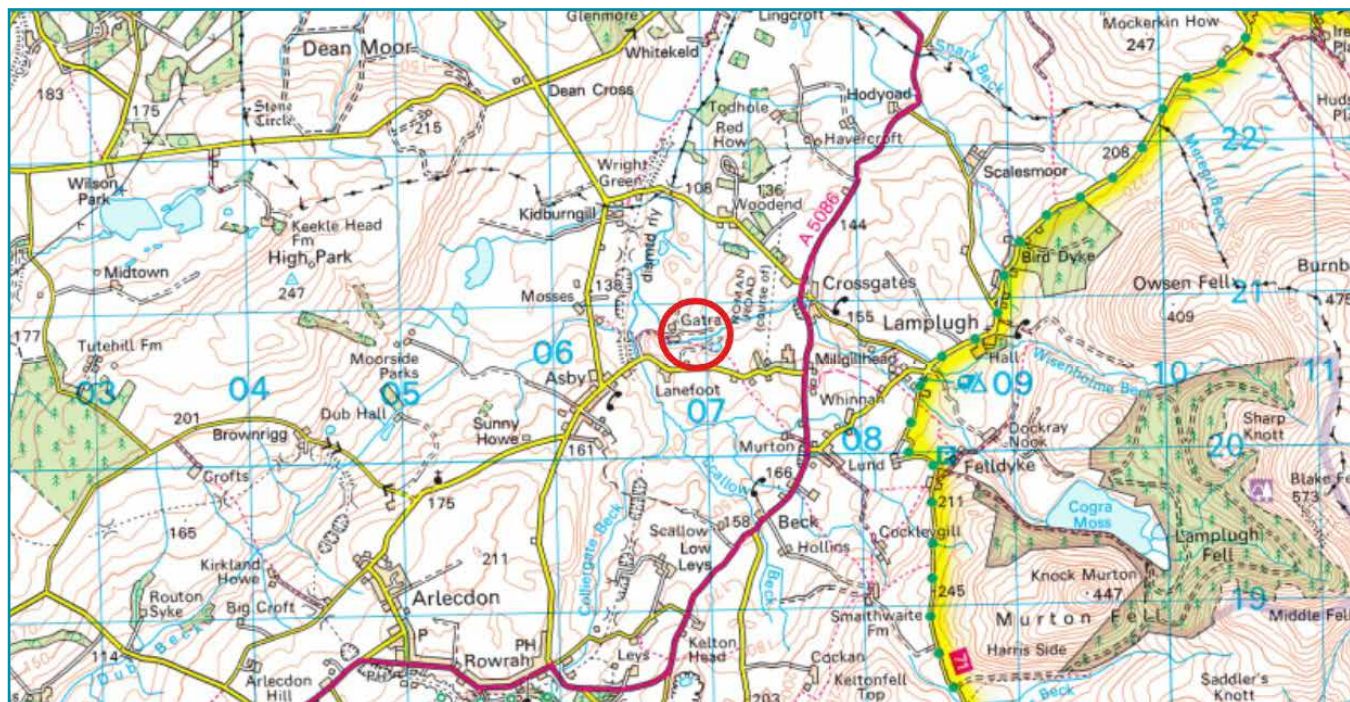
A rare and unique opportunity to acquire an exceptional property offering a blend of lifestyle, income, and natural beauty. Located in a tranquil rural setting on the western edge of the Lake District National Park, this exclusive property comprises of a beautifully converted three-bedroom barn as the main residence, two barn conversions, two luxury 5-star holiday lodges, extensive garage and workshop facilities, and approximately four acres of agricultural land. The site presents a fantastic opportunity to live, work, and thrive in one of the UK's most picturesque regions.

- Beautiful 3 Bedroom Barn Conversion as Main Residence
- Luxury holiday lodges with private hot tubs
- Income potential
- Extensive garage and workshop facilities
- Office suite for home-based business
- Four acres of surrounding agricultural land
- 2 bed barn conversion
- 3 bed barn conversion

Selling agents

Davidson & Robertson
7M Lakeland Business Park
Cockermouth
Cumbria
CA13 0QT

Tel: 01900 268 633
Email: sales@drrural.co.uk
Web: www.drrural.co.uk



Situation

Lamplugh is a peaceful, yet well connected community on the western edge of the Lake District National Park, surrounded by rolling upland countryside and ancient woodlands. The property enjoys a quiet, scenic setting with superb access to nearby natural landmarks including Ennerdale, Crummock Water, Buttermere, and the surrounding fells. Despite its rural charm, the location offers excellent connectivity—just eight miles from Cockermouth and within easy reach of Workington, Penrith, and Carlisle via the A66.

Cockermouth – 8 miles
Workington – 8 miles
Whitehaven – 8 miles
Keswick – 20 miles
Carlisle – 25 miles
Penrith (M6 Jct 40) – 38 miles

Access

The property is approached via a shared, unmetalled accessway leading from the public highway, with a leftward turn at the fork directing towards the estate. A driveway runs along the front elevation of the residence and continues onward to

the two barns situated at the rear boundary of the property. Situated before the barns is a landscaped, low-maintenance amenity area, complemented by designated parking facilities.

What3words

The What3words code for the property is: ///trying.improves.germinate

Directions

From the North: From Cockermouth head south on the A5086 towards Frizington. Pass turnings for Dean and Ullock and take the right hand turning for Asby. Proceed downhill and at the bottom of the dip, take the private lane on the right leading to Gatra Farm and Lackerton Barn. At the fork bear left into the property curtilage.

From the South: From Whitehaven head east towards Strand Street/A5094, continue on to A5094. Take Wellington Row and Solway View to Albert Terrace. Follow Harras Road to Red Lonning then at the roundabout take the first exit. Continue on to Asby Road for 0.9 miles then bear left into the property curtilage.



Description

Located on the peaceful western edge of the Lake District National Park, this distinctive property includes a characterful main residence, two long-let barns, two luxury lodges, extensive garage facilities, and around four acres of land. Offering both lifestyle and business potential, it enjoys stunning views and a tranquil rural setting with easy access to local amenities.

Lackerton Barn

Lackerton Barn is a charming residence offering versatile accommodation across two floors, thoughtfully arranged to combine practicality with architectural charm.

Ground Floor

The ground floor is entered via a generous entrance hall, featuring a rear-facing window, under-stairs storage, and access to all rooms. Three well-proportioned bedrooms are located on

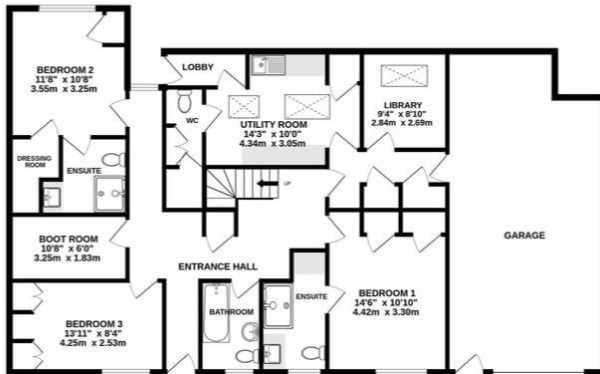
this level, two of which benefit from en-suite facilities and built-in wardrobes, while the third enjoys built-in storage and natural light. A walk-in storeroom provides space for outdoor gear, and an inner hall connects to a library, which could potentially be used as a fourth bedroom, along with a spacious utility room, ground floor WC, and rear porch. The utility room is notably large, with fitted units, floor drain, and space for appliances.

First Floor

The stairs rise to the first-floor landing, where the vaulted living room impresses with exposed beams, velux windows, and French doors opening onto the balcony. Adjacent is a study and an L-shaped kitchen/dining room, also vaulted, with flagstone-style flooring, a range of fitted units, and access to both a walk-in pantry and a roof terrace. The terrace features a hot tub (not commissioned) and leads into a nearly completed sauna suite comprising a changing room, shower room, WC and planned sauna space.



GROUND FLOOR
1569 sq.ft. (145.8 sq.m.) approx.

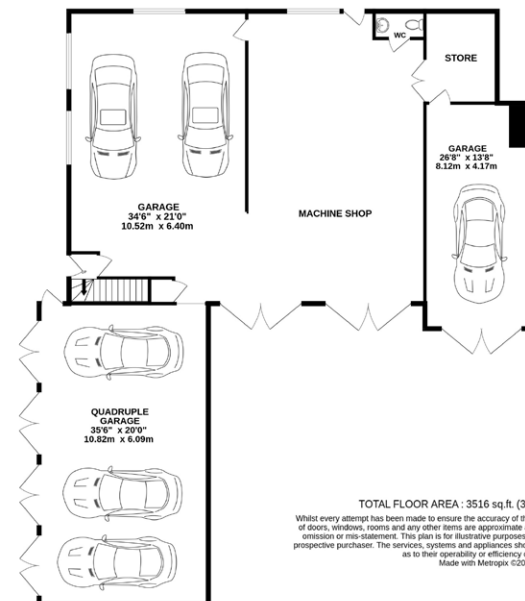


1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 2473 sq.ft. (229.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 3516 sq.ft. (326.7 sq.m.) approx.

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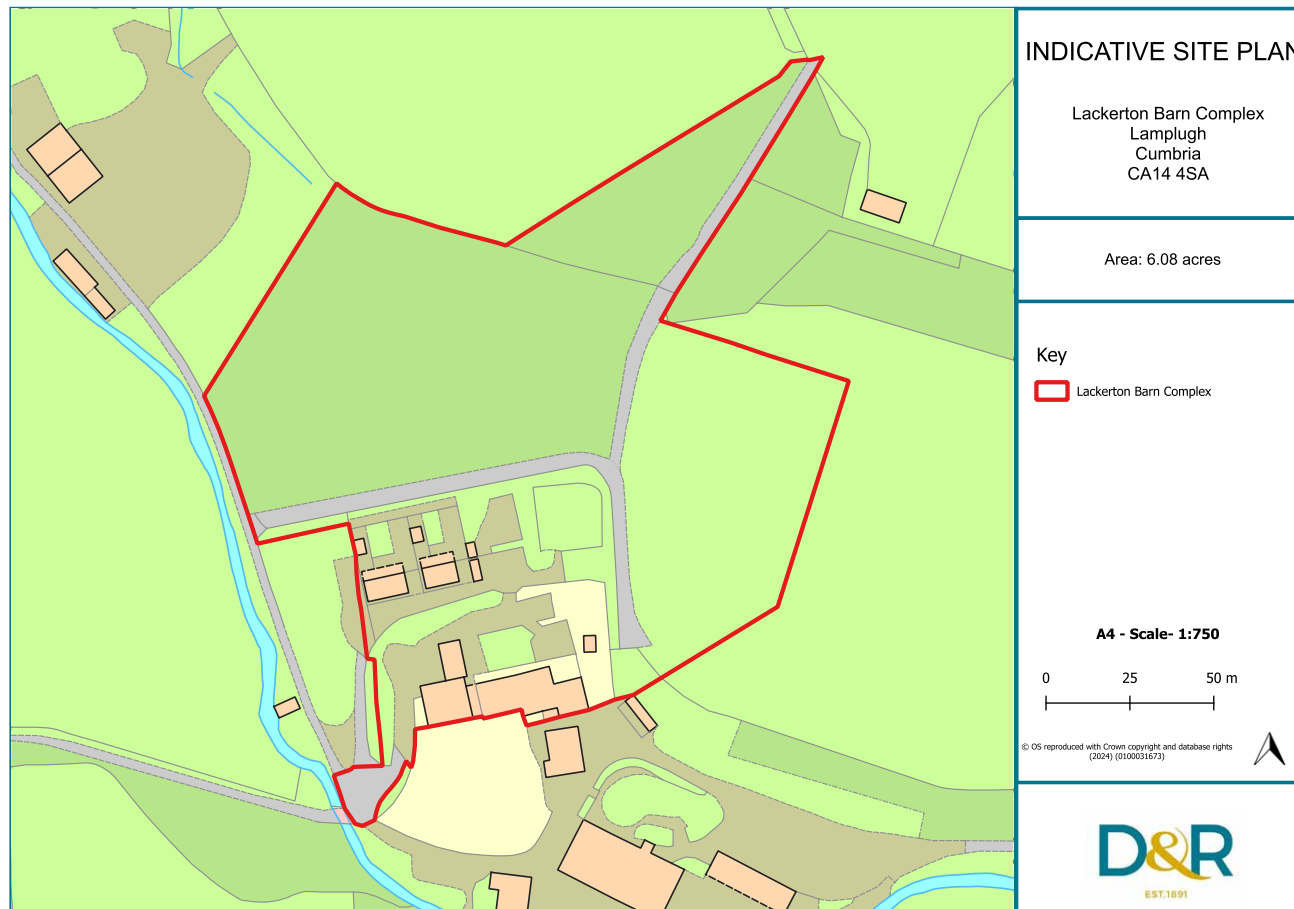
Externally

Externally, the garden lies to the front and is laid to lawn with steps to the elevated balcony. To the side, the driveway leads to an extensive two-storey outbuilding with garaging for around 8-9 vehicles, including a quadruple garage, triple-aspect garage, workshop, and further storage.

The first-floor level offers a generous workroom, eaves storage, and an office with kitchenette, WC, and internal views over the machine room.

Land

The land extends to approx. 4 acres of agricultural land situated to the front side of the property, ensuring uninterrupted views and a sense of privacy for all residences. With direct access gates leading into the fields, the land offers excellent potential for farming, equestrian use or simply enjoying open green space. It's a valuable addition for all buyers seeking a rural lifestyle with room to expand, explore or invest in for future opportunities.

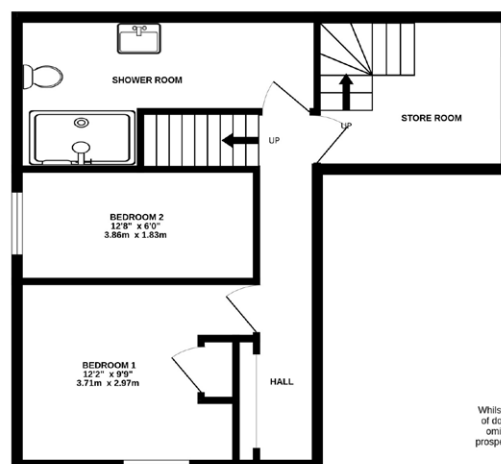


Boadle Cottage

Available for long-term letting, this charming two storey cottage blends traditional character with modern convenience. The ground floor features a welcoming hallway with stone flooring and exposed beams, leading to two bedrooms, a stylish shower room, and storage area. A staircase gives access to the first floor's spacious open plan living, dining, and kitchen area, complete with wood laminate flooring, velux windows, and a range of appliances including, freestanding cooker with extractor, under counter fridge/freezer, dishwasher and washing machine. A third bedroom sits privately on the upper level. With flexible living space, contemporary fittings, and warm character throughout, this well-maintained property is ideal for individuals, couples, or small families.



GROUND FLOOR
458 sq.ft. (42.6 sq.m.) approx.

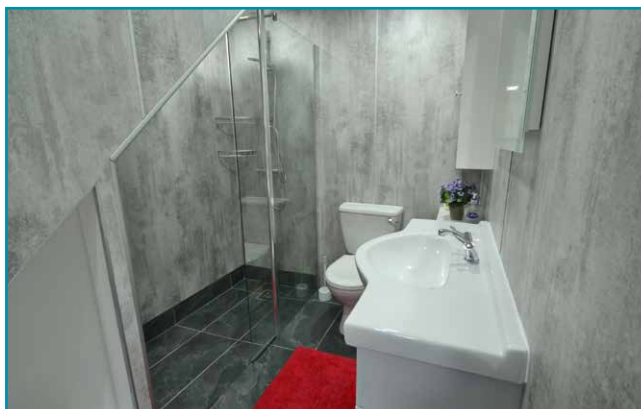


1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 sq.m.) approx.

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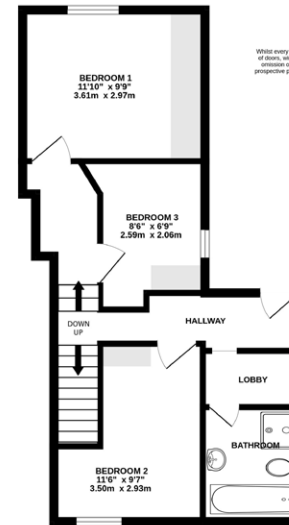
The Stables

The Stables being the second long-term rental offers a unique blend of character and practicality for tenants across two levels. The ground floor features a sandstone-floored entrance hall, three bedrooms with integrated storage, and a bathroom with both bath and shower included. Upstairs, the open-plan kitchen/dining area is bright and spacious, with built-in appliances and Velux windows, leading to a cozy lounge with laminate flooring. Ideal for tenants seeking comfort, charm, and flexible living



GROUND FLOOR
444 sq ft (41.2 sq.m.) approx.

1ST FLOOR
412 sq ft (38.3 sq.m.) approx.



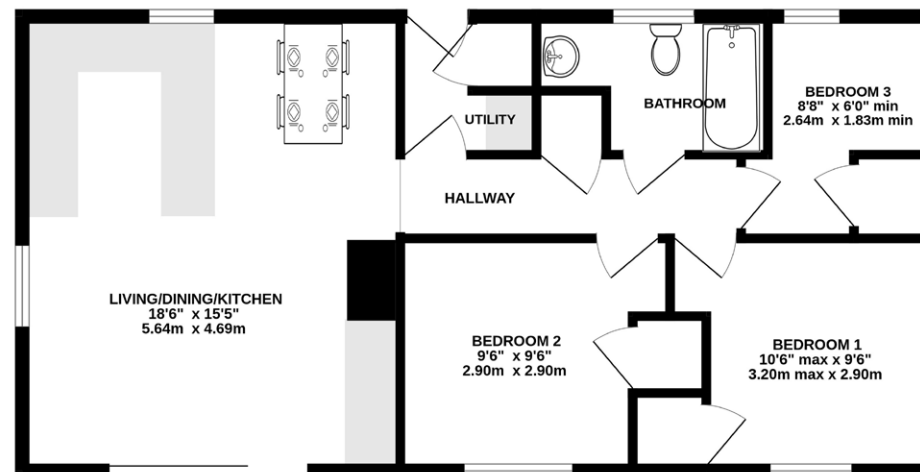
TOTAL FLOOR AREA: 856 sq ft (79.5 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Blake Fell Lodge

This luxurious 5-star rated holiday lodge offers stylish comfort and exceptional amenities in a beautifully appointed setting. Accessed via steps or a ramp from a private garden, the property opens into a spacious open-plan living, dining, and kitchen area with wood-style flooring, a multi-fuel stove, and modern fittings. Three well-sized bedrooms and a contemporary bathroom provide ample accommodation, while a utility room adds convenience. Outside, guests can enjoy an inset parking space, enclosed garden with open views, lawn and patio seating, al-fresco dining area with a outdoor fireplace, raised decking with a sunken hot tub, and a dedicated sauna room complete with changing area and shower.



GROUND FLOOR 675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.

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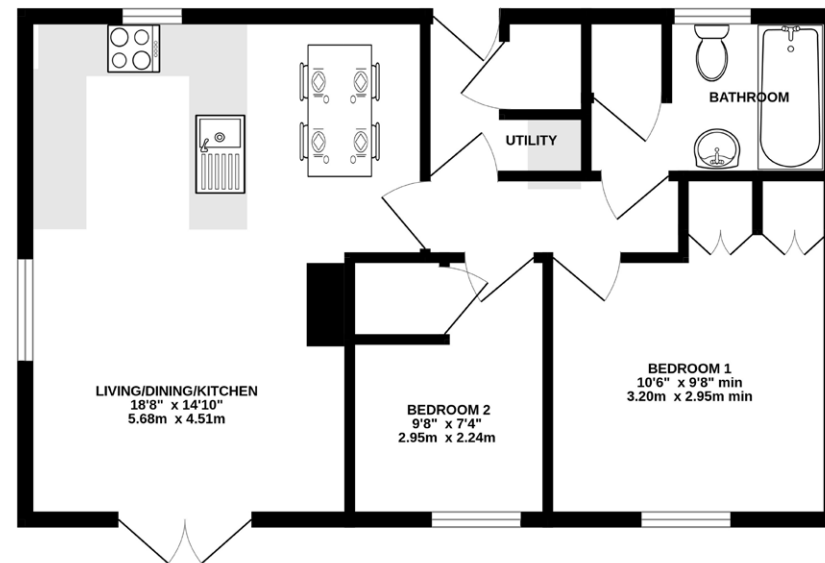
Knock Murton Lodge

Knock Murton Lodge is the second stylish holiday lodge. Accessed via steps or ramp from private garden, the lodge opens onto a terrace with sliding patio doors leading into a bright open-plan living space. Inside, guests will find a cozy multi-fuel stove, wood style-flooring, and a well-equipped kitchen alongside the dining area. Two bedrooms, modern bathroom and a utility room complete the interior. Outdoors, the lodge boasts an inset parking space, enclosed garden with scenic views, lawn and patio seating, outdoor fireplace, raised decking with sunken hot tub, and a dedicated sauna suite with and changing area.

Both lodges are perfect for relaxing in style.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

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Tenure

The property is offered for sale as a freehold property.

Services

The Property benefits from mains electricity and water, with drainage to a septic tank. Please note 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. There is central heating and hot water provided by oil fired range to Lackerton Barn.

Council Tax

Lackerton Barn is in the Council Tax Band E. Boadle Cottage & The Stables both Band C.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band C for Lackerton Barn, Band D for The Stables and Band E for the Boadle Cottage. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Sporting Rights

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

Local Authority

Cumberland Council
Civic Centre
Rickergate
Carlisle
CA3 8QG
Tel: 0300 373 3730

Solicitor

FAO: Sue Scott
Brockbanks Solicitors
32 St John's Street
Keswick
Cumbria
CA12 5AS

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 misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

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.

Broadband/Mobile signal

Broadband speeds at the property are typically around 12Mbps (Standard) and up to 47Mbps (Superfast).

According to Ofcom data from June 2024, indoor mobile signal coverage is limited across all networks, though most providers - except Three offer good outdoor coverage. Prospective buyers are encouraged to consult the Ofcom coverage checker and conduct their own due diligence regarding connectivity and service availability.

Flooding

Prospective Purchasers should investigate flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

Parking

The property benefits from parking within the Property curtilage as detailed within these Particulars.

Restrictions

The Property is not understood to be Listed as far as the Vendor is aware nor are there any restrictions. Prospective Purchaser should carry out their own further due diligence in respect of restrictions etc..

Rights of way

The Property is not understood to have any Public rights of way crossing it.

Proposal for development

Prospective Purchasers should look into proposals for development as part of their due diligence process. The Vendor has not made us aware of any proposals for development to the property or in the immediate locality of the property. 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.

Important Notes

Interested parties should register their interest and any proposals should be submitted to Suite 7M, Lakeland Business Park, Cockermouth, Cumbria, CA13 0QT, sales@drrural.co.uk. Should a proposal be submitted to the office address please also confirm via telephone or email. The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties. A closing date for proposals may be fixed. The owner is not bound to accept any proposal or go to a closing date.

Offers and Anti-Money Laundering (AML) Regulations

All offers should be submitted to the Selling Agent. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

Method of sale & guide price

The property is available via Private Treaty with a Guide Price of £980,000.

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. Particulars and misrepresentation These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

CCTV

In line with technology trends, some properties marketed by D&R, 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.

Important Notice

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

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
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.

Photographs Taken – July 2024

Particulars Prepared – August 2025





**DAVIDSON
& ROBERTSON**
THE RURAL EXPERTS

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