



Tallentire Hall

Cumbria

An extremely impressive Grade II listed Manor House on the edge of the Lake District National Park.

Tallentire Hall, Cockermouth, Cumbria, CA13 0PR
Cockermouth 3 miles, Keswick 13 miles, Carlisle 26 miles

Features:

Reception hall | Drawing room | Dining room | Library
Family room | Sitting room | Study | Gym | Conservatory
Kitchen/Breakfast room | Utility room

Principal bedroom with dressing room and ensuite
bathroom | 10 Further bedrooms | 5 Further bath/Shower
rooms (2 ensuite)

Gamekeepers Cottage with Kitchen/Dining room | Sitting
room | 3 Bedrooms | Bathroom | Ensuite shower room

Gardeners Cottage with Kitchen/sitting room | Dining room
Bedroom | Bathroom

Hayloft with Sitting room/dining room | Kitchen
Cloakroom | 3 Bedrooms | Bathroom | Ensuite shower room

Gardens and Grounds | Stables | Arena | Paddock
Woodland

About 11.28 acres in all





The property

Tallentire Hall, a testament to grandeur is reputed to have its origins back in the 13th Century with the construction of its fortified tower. The South Wing built adjacent to the tower is late 16th century, whereas the main hall is from 1863. Positioned amidst its own well-established, ornamental grounds, this residence stands adorned with timeless features—the entrance ornamented with sandstone pillars, a captivating entrance hall, and a stair hall boasting a patterned tiled floor, crowned by an imposing oak staircase and balustrades.

Expansive accommodation is provided over 2 main floors and boasts in total, eight reception rooms including a drawing room, sitting room, study, library, reception hallway and dining room with a gym, games room, ground floor bedroom and shower room. A spacious dining kitchen with adjoining conservatory also connects through to a utility room and there is a breathtaking internal arcade with arched bays, intricate tiled floor and plaster decorations. To the first floor, having climbed the grand oak staircase with gallery, there are ten bedrooms and six bathrooms. The bedrooms are large doubles many with leafy garden views to the front and side.

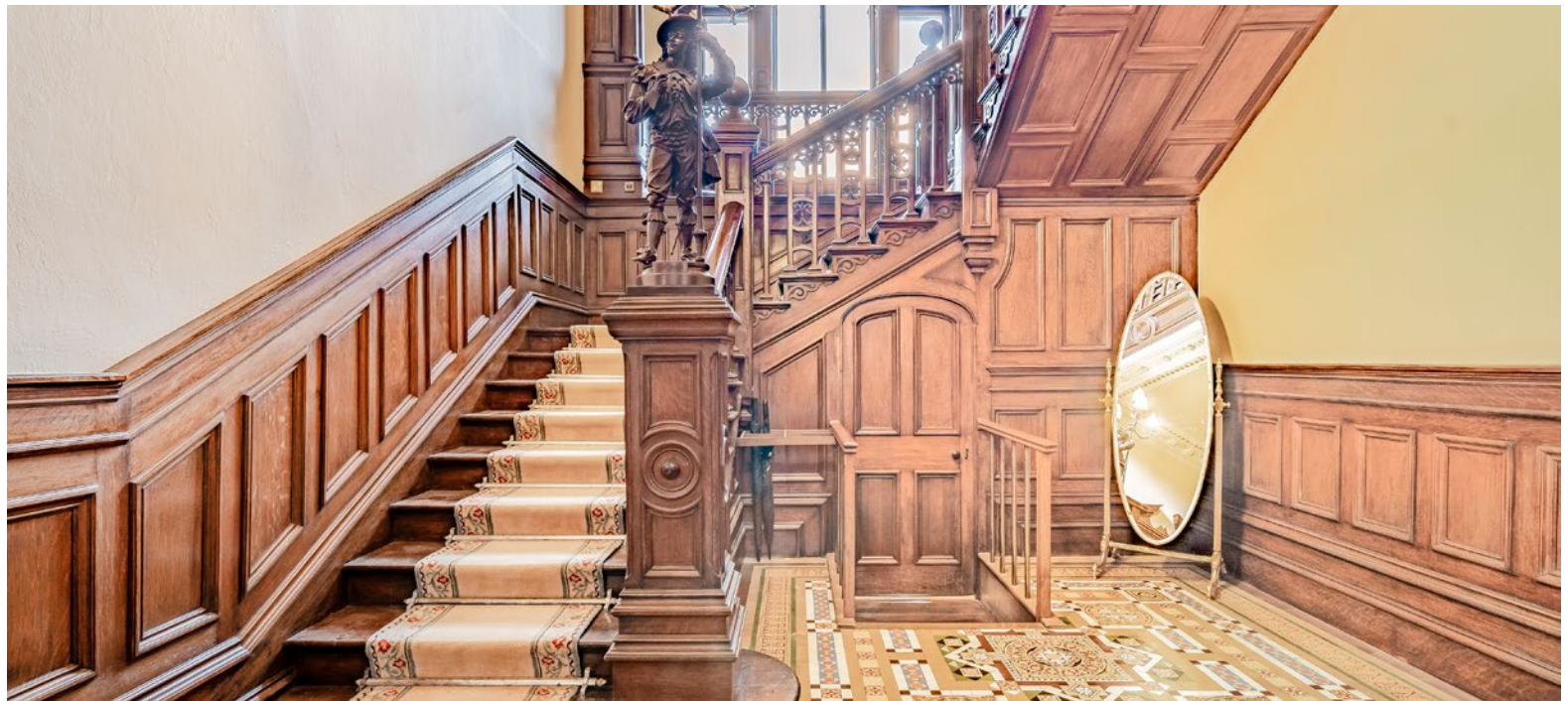
Having served as a cherished residence for the current owners who have painstakingly refurbished the hall over the last few years, it could remain as a grand house or subject to consents, Tallentire Hall emerges as a canvas for transformation—a prospect for a country house hotel, a captivating wedding venue with a potential restaurant, or even a distinguished corporate headquarters. Tallentire Hall also benefits from a premises licence currently used to offer a select wine list to guests of the holiday lettings.

Further enriching the appeal of the property, there are three charming cottages that are currently run as holiday lettings; The Hayloft (3 beds, 2 bath), Gamekeeper's Cottage (3 beds, 2 bath) and The Gardener's Cottage (1 bed, 1 bath). All properties are rated between 4 and 5 stars through Visit England and have received the Gold award. Letting details will be made available upon request subsequent to a viewing appointment.

A Lord of the Manor title, Lord of Tallentire, and the domain name tallentirehall.com with existing holiday accommodation website are available for sale by separate negotiation if required.

The Gardens and Grounds

Set amidst its expansive domain of approximately









11.28 acres, Tallentire Hall graces its own meticulously landscaped gardens and grounds. The front facade unfolds a picturesque vista, adorned with terraced lawns interspersed with mature and historic specimen trees and shrubs, creating a perfect and serene setting. There are views from the garden across the Solway Firth to the mountains of Galloway and to the Lake District mountains.

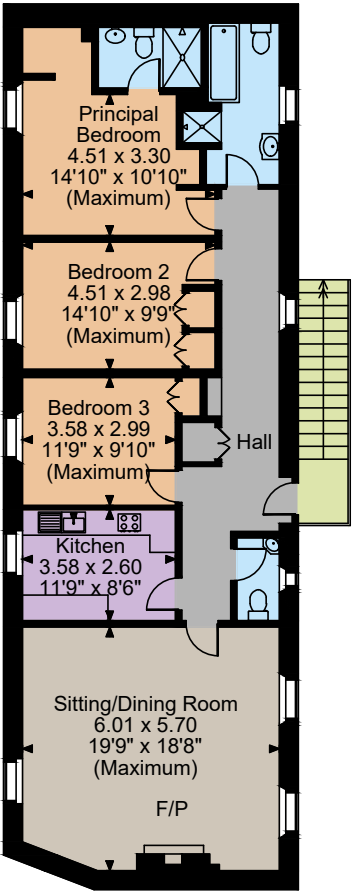
Tallentire Hall has the benefit of excellent equestrian facilities including a stable block and arena and a paddock which measures circa 2 acres.

Location

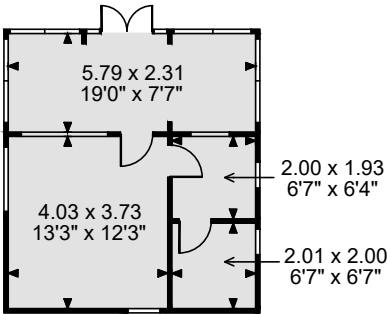
Nestled on the northern fringes of the Lake District National Park, just beyond the charming town of Cockermouth which is renowned as the birthplace of William Wordsworth and the confluence point of the Rivers Cocker and Derwent, Tallentire Hall epitomizes a privileged connection to Cumbria's rich heritage. Cockermouth, celebrated as one of the 51 towns recommended for preservation by the council for British architecture, stands as part of the National Heritage tapestry



Tallentire Hall Tallentire, Cockermouth
The Hayloft internal area 1,276 sq ft (119 sq m)
Outbuilding internal area 1,657 sq ft (154 sq m)
Total internal area 2,993 sq ft (278 sq m)



The Hayloft
First Floor

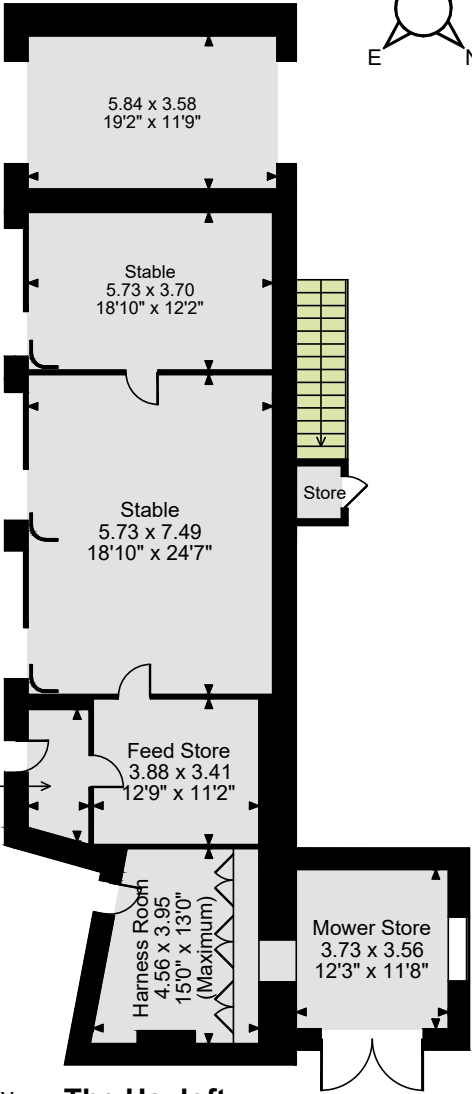


Summer House

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The position & size of doors, windows, appliances and other features are approximate only.

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The Hayloft
Ground Floor

Only 26 miles northeast lies Carlisle, offering the convenience of a mainline railway station and M6 access. The scenic allure of Keswick, Derwent Water, Skiddaw, Bassenthwaite Lake, and Lorton Valley unfolds nearby within the expansive embrace of the National Park.

Cockermouth itself is a haven of amenities, boasting a diverse array of services and shops. The town and its outskirts host a plethora of primary and secondary schools, ensuring a nurturing environment for education.

Tallentire Hall, ensconced in breathtaking countryside, provides a gateway to a realm of sporting and leisure possibilities. Immerse yourself in the favoured pursuit of fell walking—a harmonious dance with Cumbria's extraordinary beauty.

For those seeking aquatic pursuits, the Rivers Derwent and Eden offer rewarding salmon fishing, while the shimmering waters of Bassenthwaite Lake and the Solway Coast at Whitehaven (18 miles) invite sailing enthusiasts. Golf aficionados can tee off in style at Cockermouth's own course, or venture to Silloth. Discover a lifestyle curated by history and nature at Tallentire Hall.

General Remarks and Stipulations

Tenure: The tenure of Tallentire Hall is Freehold, as are those of the cottages. The Freeholders of Tallentire Hall also retain the Freehold of an additional neighbouring property which, in turn, is let on a 999 year lease (from 1989) for which the leaseholders are required to pay an annual Ground Rent and are contracted to contribute a percentage payment towards repairs and maintenance of an access driveway. Various Rights of Way/Access exist for neighbouring properties along parts of the tarmac driveway. More information available upon request.

Local Authority: Cumberland Council

Council Tax: Tallentire Hall: Band H

Business Rates: The Cottages are registered for business rates.

Premises Licence: Tallentire Hall has the benefit of a Premises Licence.

EPC: TBC

Services: Mains water, electricity, water and drainage. Central heating via Biomass boilers with a commercial RHI providing returns of £12,000 to £15,000 pa

Guide Price £2,250,000

Tallentire Hall Tallentire, Cockermouth

Main House internal area 15,017 sq ft (1,395 sq m)

Gamekeeper's Cottage internal area 1,600 sq ft (149 sq m)

Gardener's Cottage internal area 666 sq ft (62 sq m)

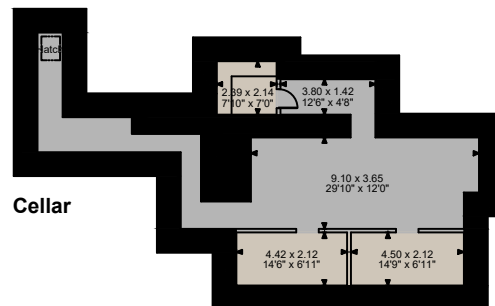
Total internal area 17,283 sq ft (1,606 sq m)



Ground Floor



First Floor



Cellar

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Tallentire Hall, Tallentire CA13 0PR



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