



SUNNY BROW FARM
Crook, Kendal, Cumbria, LA8 8LQ

FOR SALE BY AUCTION



SUNNY BROW FARM

Crook, Kendal, Cumbria, LA8 8LQ

Kendal 6 Miles ~ Milnthorpe 13 Miles ~ Windermere 4 Miles ~ Lancaster 27 Miles

A superbly positioned Lakeland smallholding extending to approximately 53.92 acres (21.82 hectares), enjoying an elevated setting with incomparable panoramic views.

The property comprises a traditional farmhouse, well-presented cottage, range of agricultural buildings and a private tarn, all set within a ring-fenced block of meadow, pasture and grazing land.

**To Be Sold by Public Auction at The Stonecross Manor Hotel, Kendal, LA9 5HP
on Tuesday 2nd June 2026 at 2.30pm.**



Staveley Office:
Cumbria Tourism Business Centre, Windermere
Road, Staveley, Cumbria, LA8 9PL 01539
721375

kendal@hhlandestates.co.uk



Key Features

- Sunny Brow Farm is a Lakeland stock farm comprising a traditional farmhouse, well-presented cottage, range of agricultural buildings and land extending to approximately 53.92 acres (21.82 hectares), together with a private tarn..
- Enjoys an elevated position with outstanding panoramic views across the surrounding Lakeland countryside.
- Traditional farmhouse offering 5/6 bedrooms and requiring modernisation.
- Attractive and well-presented cottage arranged over an 'inverted' layout to maximise the views, offering 3/4 bedrooms.
- Useful range of traditional and semi-modern agricultural buildings with potential for alternative uses or conversion (subject to the necessary consents).
- Land comprising a mix of meadow, pasture and upland grazing.
- Private tarn extending to approximately 2.5 acres, with fishing rights included.
- Potential for development, diversification (subject to the necessary consents) or continued agricultural use.
- Of interest to a variety of purchasers including lifestyle buyers, amenity purchasers and those seeking a well located rural holding within the Lake District National Park.

Location

Sunny Brow Farm is situated in an accessible yet private, rural location, to the west of the village of Crook and within the Lake District National Park.

The popular town of Bowness, on the eastern shores of Lake Windermere, lies approximately 4 miles west of the property. The market town of Kendal, with its extensive range of amenities is just 6 miles to the east.

Junction 36 of the M6 motorway is 12 miles to the southeast of the holding and can be accessed, by road, in around 20 minutes. The holding occupies a convenient location, providing the perfect base from which to explore this most beautiful part of the Lake District.

Grid Reference: SD 44363 95251

What3Words: dates.screaming.zinc

Directions

From Junction 36 of the M6 motorway, head northwest along the A590 dual carriageway. Continue along the A590/A591 for approximately 9 miles. At Plumgarths roundabout take the first exit onto the Crook Road, signposted Crook, Hawkshead (via ferry) B5284. Continue along the B5284 Crook road, passing through the village, for approximately 3.7 miles. The entrance drive for the property will be located on the right hand side, marked by the selling agent's board.





The Farmhouse



Description

Sunny Brow Farm presents a truly rare opportunity to acquire a rural holding in an exceptional, elevated position within the Lake District National Park.

The property occupies a commanding setting, with the farmhouse, cottage and buildings positioned to take full advantage of the outstanding vista across the surrounding Lakeland fells, including distant views towards the Langdales and Howgills.

The holding extends in all to approximately 53.92 acres (21.82 hectares), comprising a useful ring-fenced block of meadow, pasture and grazing land, together with a range of traditional farm buildings. In addition, the property benefits from a most attractive private tarn, extending to approximately 2.5 acres, which occupies an elevated position within the holding and enjoys equally impressive views. Fishing rights are included.

The property offers considerable flexibility, appealing to a range of purchasers including those seeking a lifestyle property, smallholding or amenity estate, as well as those looking to explore diversification or development opportunities, subject to the necessary consents.

THE DWELLINGS

The Farmhouse

A traditional Lakeland farmhouse of stone construction beneath slate roof, offering spacious accommodation including 5/6 bedrooms. The property retains a wealth of character, including exposed beams and features typical of its age. It has been extended historically into the adjoining barn to provide additional accommodation. The farmhouse now requires a programme of modernisation, presenting an excellent opportunity for purchasers to create a substantial family home to their own specification.

The Accommodation Briefly Comprises:

[All measurements are approximate]

Downstairs

Entrance Porch 1.70m x 1.59m (5'7" x 5'3") Carpet floor. Stone walls.

Entrance Hall 3.24m x 6.34m x 3.13m x 0.92m (10'8" x 20'10" x 10'3" x 3'0") Tiled floor.

Shower Room 1.74m x 1.98m (5'9" x 6'6") W.C., handwash basin, fitted shower.

Bedroom No.1 3.13m x 4.13m (10'3" x 13'7") Double bedroom. Singular radiator and window to the front elevation. Carpet floor.

Bedroom No.2 2.34m x 5.20m (7'8" x 17'1") Window overlooking front of the property

Living Room 6.83m x 4.77m (22'5" x 15'8") Internal door to front porch. Window to front elevation. Multi-fuel burning stove with slate surround. Singular radiator. All under exposed wooden beams.

Kitchen 4.19m x 3.86m (13'9" x 12'8") Fitted base units and cabinets. Stainless steel sink unit and draining board. Tiled floor and walls. All under exposed wooden beams and ceiling joists.

Upstairs

Family Bathroom 2.19m x 2.78m (7'2" x 9'1") W.C., handwash basin, bath. Fitted storage cupboard and singular radiator. All over linoleum-type flooring.

Bedroom No.3 3.93m x 3.47m (12'11" x 11'5") Double bedroom. Window overlooking the rear of the property. Exposed wooden floorboards.

Bedroom No.4 3.74m x 3.61m (12'3" x 11'10") Double room. Large window providing southerly views. Wooden floor boards under exposed wooden beams.

Bedroom No.5 4.32m x 1.99m (14'2" x 6'6") Small double/ single. Singular radiator. Window to southerly elevation. Over carpet floor.

Bedroom No.6 4.25m x 2.22m (13'11" x 7'3") Single bedroom. Singular radiator and window providing northerly views.

Lounge 5.50m x 5.43m (18'1" x 17'10") Multi-fuel stove with stone surround. Window overlooking the front of the property and doors providing access to rear garden. Singular radiator. All under exposed wooden beams and over carpet floor.



The Cottage



The Cottage

An attractive and well-presented cottage, arranged in an 'upside-down' configuration with the living accommodation positioned at first floor level to take full advantage of the outstanding views. The cottage is attached to the farmhouse on its easterly elevation and is of stone construction with external rendered finish, beneath a slate roof. Access is taken via an entrance porch to the rear of the property. Providing 3/4 bedrooms, the cottage is in excellent internal order and benefits from its own parking area and associated curtilage. Whilst attached to the farmhouse, it is capable of functioning as an independent dwelling and is well suited to a variety of uses, including a primary residence, ancillary accommodation or holiday letting, subject to the necessary consents.

The Accommodation Briefly Comprises:

[All measurements are approximate]

Upstairs

Entrance Porch 2.5m x 2.4m (8'2" x 7'10") Linoleum-type flooring. Dual-aspect windows. Singular radiator. Painted walls and in-built storage cupboard/units.

Hallway 3.8m x 2.1m (12'6" x 6'11")

Bedroom No.1 2.9m x 4.7m (9'6" x 15'5") Double room. Windows to the front and rear of the property. Two radiators. Wood-effect flooring beneath painted ceilings and walls. Loft access hatch.

Kitchen 4.8m x 3.3m (15'9" x 10'10") Fitted base units and above-counter cabinets. Stainless steel sink unit and drainage board. Tiled backsplash surround. NEFF oven and Hotpoint gas hob. Two double windows providing exceptional southerly views. All below exposed wooden ceiling joists.

Living Room 3.3m x 5.3m (10'10" x 17'5") Open fireplace with back-boiler. Tiled hearth and metal surround. Two radiators. Four windows to the front and side elevations providing southerly and westerly views. All over carpet floor.

Downstairs

Hallway Carpet floor. Singular radiator. Understairs storage. The fitted cupboard off the hallway benefits from plumbing and space for a washing machine and dryer.

Bedroom No.2 3.3m x 4.6m (10'9" x 15'0") Double room. Dual aspect windows to front and side of the property. Singular radiator. Fitted 'L-shape' wardrobe.

Bedroom No.3/Study 2.6m x 2.8m (8'6" x 9'2") Single room. One double window providing southerly views. Singular radiator. Over carpet floor.

Family Bathroom 2.0m x 2.4m (6'7" x 7'10") W.C., handwash basin, bath with integrated shower. Heated towel rail. Singular frosted window to the front elevation. Tiled effect linoleum-type flooring.

Bedroom No.4 2.9m x 4.7m (9'4" x 15'6") Double room. Two radiators. Dual aspect windows providing northerly and southerly views – albeit window to the rear is frosted. All over carpet floor.





Farmbuildings

Sunny Brow Farm benefits from a useful range of traditional and semi-modern agricultural buildings, arranged in a compact steading adjacent to the farmhouse and cottage. The buildings have historically supported livestock and general agricultural use and provide flexible accommodation for a range of purposes, including storage, workshop space and smallholding activities. A number of the buildings are of traditional construction and offer potential for alternative uses or residential conversion, subject to the necessary consents.

(1) Machinery Shed/ Workshop 10.99m x 8.54m (36'1" x 28') Three bay workshop with concrete block walls over concrete floor and under pitched, fibrous cement sheet roof. Internal walls are partially whitewashed. Vehicular access provided via sliding door on easterly gable end.

(2) Workshop 6.09m x 11.05m (20' x 36'3") Concrete block walls over concrete floor to timber framed, monopitch, fibrous cement sheet roof. Vehicle access is provided via a along the southern gable end, with a further pedestrian access afforded by a doorway in the southwest corner of the building. Two windows along the eastern elevation.

(3) General Purpose Stores 27.06m x 15.50m (88'9" x 50'10") Conglomeration of various buildings forming general purpose stores. Mixed construction but primarily concrete block walls (with partial external roughcast finish together with some timber and traditional stone cladding) to fibrous cement sheet roofs of varying pitches. All over concrete floor. Access from the yard area is provided via doorways along the southerly gable end.

(4) Stone Barn 3.76m x 5.69m (12'4" x 18'8") Traditional stone barn under pitched corrugated sheet roof. Lofted with underhoused store accessed off southerly gable to yard area. A further 'former dairy' lies off the barn's westerly elevation, accessed via the farmhouse's garden area.

(5) Four Bay Building 10.05m x 17.20m (33' x 56'5") Timber framed, four bay building located at the bottom of the farm's entrance drive. Open on northeast gable and northwest elevation. Concrete block wall to Yorkshire board cladding along southeast elevation and tin sheet cladding along southwest gable end. All under monopitched corrugated tin sheet roof. Presently subdivided internally as such that one bay forms a useful log store.

Land and Tarn

| No. on Plan | Field No. | Acres | Hectares |
|-------------|-------------|-------|----------|
| 1 | SD4495 3126 | 16.15 | 6.54 |
| 2 | SD4495 4253 | 4.26 | 1.72 |
| 3 | SD4495 5491 | 33.51 | 13.56 |
| | | 53.92 | 21.82 |

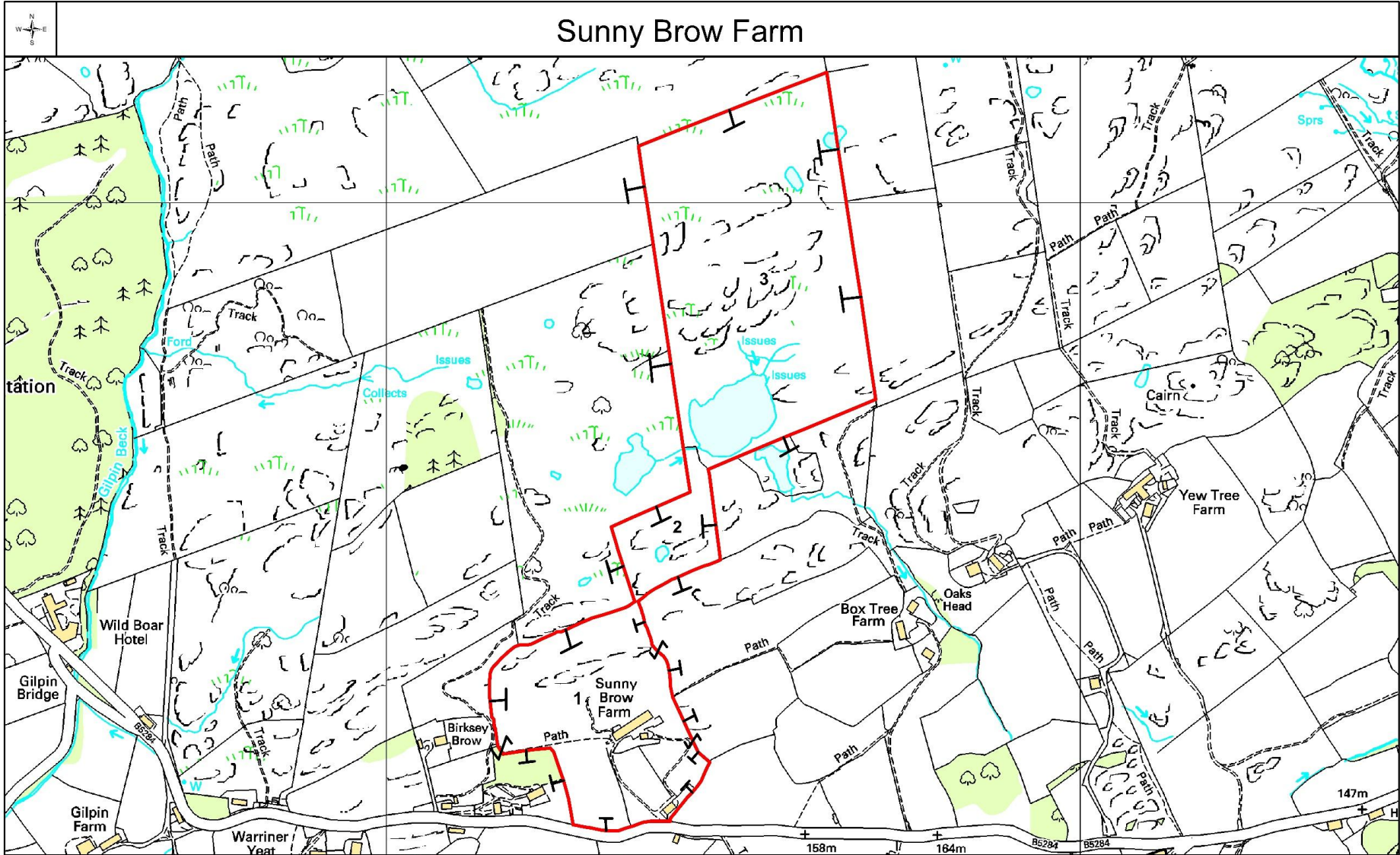
The land extends in all to approximately 53.92 acres (21.82 hectares) and comprises a mix of meadow, pasture and grazing land, well suited to livestock or amenity use. Access to the land is provided direct from the B5284 public highway, which abuts the property's southerly boundary, and via internal gateways thereafter.

The land lies within in a ring fence, rising up away from the adjacent highway, with the steading occupying an elevated, central position. Boundaries comprise primarily dry stone walls, together with some sections of mature hedgerows and post/ wire fencing. The external boundaries are deemed largely stockproof.

In addition to the land holding, the property benefits from an idyllic, private tarn, extending to approximately 2.5 acres, which lies above the steading and enjoys a superb, elevated position with incomparable views across the surrounding Lake District landscape. The tarn provides significant amenity and ecological interest, with fishing rights included.

A public footpath crosses part of the holding to the north of the steading in an east/west direction, as delineated on the sale plan.

Sunny Brow Farm



H&H
Land & Estates



Borderway
Rosehill
Carlisle
CA1 2RS
01228 406260
hhlandstates.co.uk

Date: April 2026
Our Ref:
Plan No:
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Building Plan

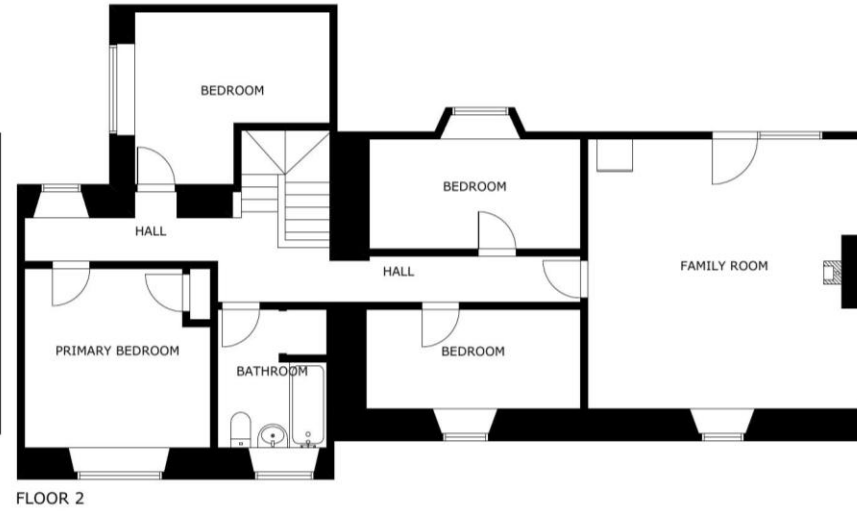
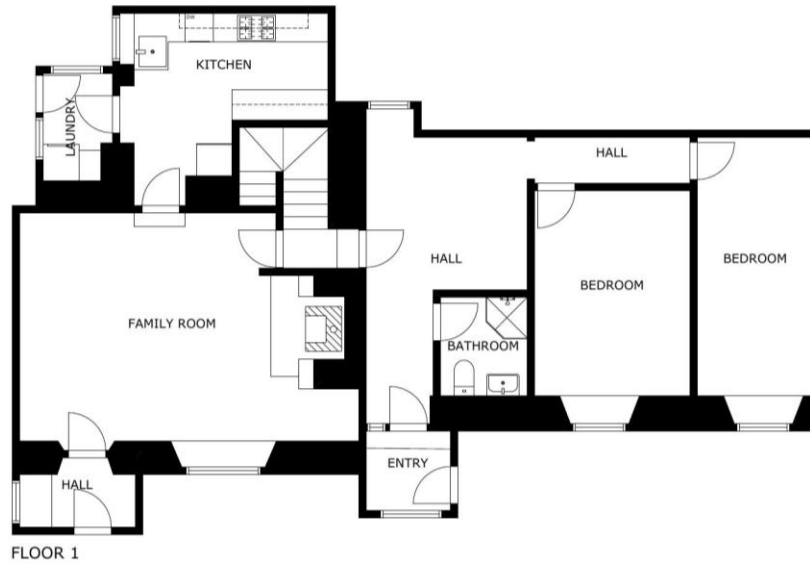


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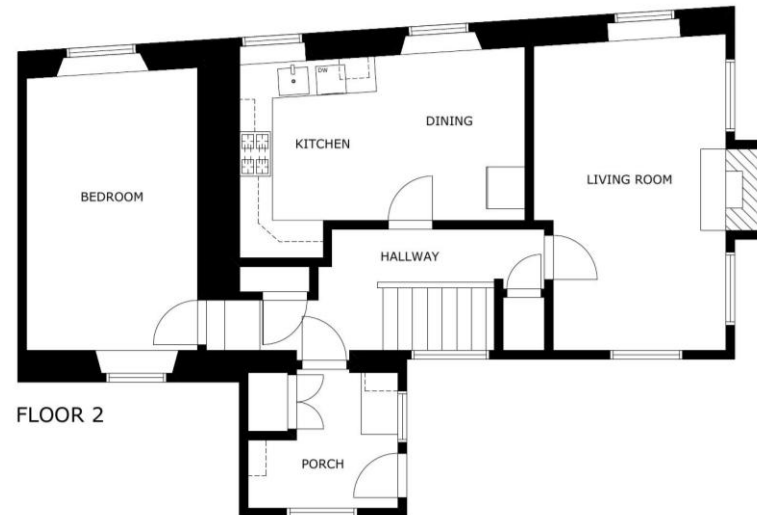
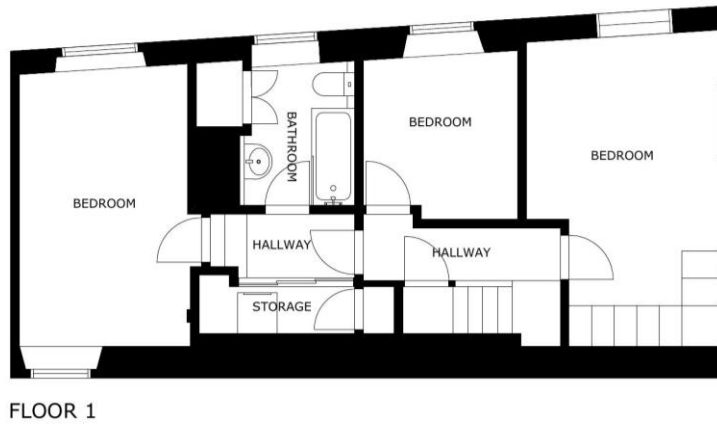
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The Farmhouse



The Cottage



General Information and Stipulations

The following Stipulations where applicable shall be deemed as Special Conditions of Sale. In the event of any variance between the Stipulations and the Special Conditions of Sale then the latter will prevail. Purchasers will also be deemed to have had full notice of the Stipulations and the Special Conditions of Sale and the same will not be read out at the time of sale. The Special Conditions of Sale may be inspected at the Auctioneer's Offices and also the offices of the Seller's Solicitors **FOURTEEN** days prior to the sale.

N.B Prospective purchasers are requested to contact the Seller's Solicitors to discuss legal matters pertinent to the Sale Contract and documentation.

Solicitors

Thomson Hayton Winkley, 114-116 Stricklandgate, Kendal, LA9 4QA [Attn. John Cooke] Tel No. 01539 721945.

Tenure Freehold. Vacant possession upon completion.

The date fixed for completion is Tuesday 14th July 2026 or earlier by mutual agreement.

Method of Sale The property will be offered for sale as one lot as described in these particulars of sale. The vendors reserve the right to accept any offer prior to the auction sale and/ or withdraw the property from the market.

Services Mains water connection to both dwellings, together with private supply available but not tested. Mains electricity. Drainage for both dwellings is to a shared septic tank. B4RN fibre broadband connection. Cottage benefits from oil-fired central heating system. Farmhouse heating provided by back-boiler on mutli-fuel burning stove and/ or LPG gas bottles.

NB: Interested parties should be aware that septic tanks and private drainage systems are subject to strict regulations and therefore interested parties should seek specialist and legal advice.

Council Tax Farmhouse – Band "E" Cottage – Band "C"
Westmorland and Furness Council – 01539 733333

Boundaries The responsibility of the boundary fences are indicated with 'T' marks on the sale plan where known and are from the information provided by the sellers and are believed to be correct.

Wayleaves and Easements The properties are sold subject to and with the benefit of any existing easements, wayleaves and rights of way. The sale is subject to all the existing rights of way, drainage, light, air support and other easements and quasi-easements and outgoings whether mentioned in these particulars or not.

Note – the property is crossed, in part, by a public footpath.

Sale Plan The sale plan has been prepared by the selling agent for the convenience of the prospective purchasers. It is deemed to be correct, but any error, omission or misstatement shall not affect the sale. Purchasers must satisfy themselves as to accuracy.

Planning Authority Lake District National Park – Tel No. 01539 724555.

Mines and Minerals Included, insofar as we are aware.

Sporting and Fishing Rights Included, insofar as we are aware.

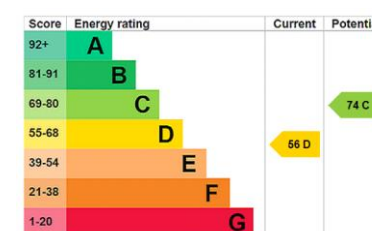
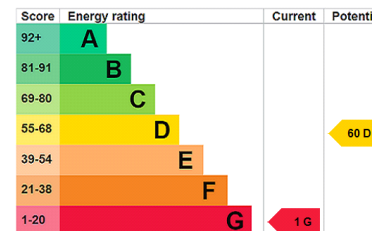
Money Laundering Regulations 2017 We are required by legislation to undertake checks on any potential purchaser prior to accepting their bid. Any interested party should either call into our Staveley Office with photographic ID, i.e., passport/driving licence and proof of address i.e., Council Tax/utility bill for copying prior to the auction or present copies at the Auctioneer's desk prior to the commencement of the sale.

Viewings Strictly by appointment only through our South Lakes & North Lancashire Office in Staveley. Tel No. 01539 721375.

Energy Performance Certificate

Farmhouse Rating – "G"

Cottage Rating – "D"



AGENT DETAILS

Colin Tomlinson - colin.tomlinson@hhlandestates.co.uk
 George Carney - george.carney@hhlandestates.co.uk
 Staveley Office - 01539 721375

Particulars Prepared : April 2026

MONEY LAUNDERING REGULATIONS

All Prospective Buyers should be aware in order to be in a position to buy at the auction we must first undertake checks in connection with Money Laundering Obligations as part of the new Money Laundering Regulations (The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017). All parties considering bidding provide photographic ID, (i.e. passport/driving licence) and proof of address (i.e. council tax/utility bill) prior to the auction commencing.

IMPORTANT NOTICE

H&H LAND & ESTATES Ltd for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them; no employee of H&H LAND & ESTATES Ltd has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by H&H LAND & ESTATES Ltd or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by H&H LAND & ESTATES Ltd in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) H&H LAND & ESTATES Ltd reserve the right to sell privately without imposing a closing date and prior to the auction and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.



