

## Gosforth Harecroft Hall and Bowbridge Cottage, Seascale, Cumbria CA20 1HS

- A Freehold Detached Victorian Country House ('Harecroft Hall') and Coach House together with a Semi-Detached Cottage ('Bowbridge Cottage')
- Further Ancillary Accommodation including Former Science Block
- Total Site Area extending to Approximately 4.99 Hectares (12.34 Acres)
- Harecroft Hall benefits from Views over the Wasdale Fells

### Vacant Possession



#### Tenure

Freehold.

#### Location

The property is located on the east side of the A595 and within approximately a 2 minute drive to the south of Gosforth village centre on the west border of the Lake District National Park. Local shops are available in Gosforth, with a more extensive range of other facilities being accessible in Whitehaven to the north. Scafell Pike, the highest mountain in England, is accessible within a 30 minute drive to the east. Seascale seafront and Golf Course are also nearby.

#### Description

Harecroft Hall comprises a detached 13 bedroom country house (formerly a school) arranged over lower ground, ground and two upper floors beneath a pitched roof. The property benefits from a coach house and approximately 12 acres of woodland and gardens. Bowbridge Cottage comprises a five bedroom semi-detached cottage arranged over ground and first floors beneath a pitched roof. The property benefits from a former science block and occupies a total site area extending to approximately 4.99 hectares (12.34 acres).

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneer. We are informed that the property provides:

##### Harecroft Hall

**Basement** – Cellar

**Ground Floor** – Reception Hall, Entrance Hall, Drawing Room, Dining Room, Rear Hallway, Study, Kitchen, Pantry, Utility Room, Breakfast Room, Shower Rooms and 3 x WCs, Two Sitting Rooms

**First Floor** – Nine Bedrooms, Dressing Room, 3 x WCs

**Second Floor** – Four Bedrooms

##### Coach House

**Ground Floor** – Five Rooms, Workshop

**First Floor** – One Room

##### Bowbridge Cottage

**Ground Floor** – Four Reception Rooms, Cloakroom, Open Plan Kitchen/Breakfast Room and Conservatory

**First Floor** – Five Bedrooms, Shower Room with WC and wash basin, Separate Bathroom with WC and wash basin

##### Science Block

**Ground Floor** – Room

**First Floor** – Room

Total site area extending to approximately 4.99 hectares (12.34 acres)

Floor plans and video link are available on website [www.allsop.co.uk](http://www.allsop.co.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.

**LOT 202 SOLD PRIOR**

#### To View

Please Call: Joint Auctioneers.

Purple Diamond

Tel: 01900 828011 (Ref: Aiden Lillington).

#### Seller's Solicitor

Messrs Guy Clapham and Company  
(Ref: A. Veitch).

Tel: 0207 935 1095.

Email: [av@guyclapham.com](mailto:av@guyclapham.com)

**VACANT – Freehold Country House,  
Cottage and playing field**