



Crosthwaite

£695,000

Broad Oak Farm House
Crosthwaite
Kendal
Cumbria
LA8 8JL

A wonderful opportunity to own a large but charming farmhouse, offering 5 bedrooms and large gardens. The house is bursting with character both from the building and its picturesque location within the Lyth Valley in the Lake District National Park.

Property Ref: W5645





Sitting Room



Hallway



Bedroom 2

Description: Broadoak Farm House is a traditional farmhouse, currently the heart of a working farm in the Lyth Valley near Crosthwaite. The property consists of 2 reception rooms on the ground floor along with a pantry, attached single storey utility, farmhouse kitchen and cellar as well as boot room. Upstairs there are 5 bedrooms and a bathroom as well as a large attic space. The house is full of character and charm and encapsulates Lakeland rural living and is a fantastic opportunity to enhance to ones own taste.

The owners are in the process of moving the farm to another location in the valley. The working farmyard will be redeveloped. All the steel portal framed barns will be removed which will leave the farm house and 3 detached stone barns. These 3 barns have planning permission to develop into a 1 detached bungalow barn conversion and 2 pairs of very large semi detached houses all subject to occupancy restrictions. The nearest barn has been sold off privately and is being developed into a detached bungalow barn conversion by the current owners as their home.

The large two story barn nearest to the farm house is to be developed by the current owners of the farm house over the next 18 months to create 2 large 4 bedroomed houses. The furthest stone barn has planning to develop into 2 large semi detached houses and it is the owners' intention to sell to be developed independently. Once finished it will create a charming hamlet. Please see planning ref: 7/2018/5295.

For a Viewing Call 015394 44461



Dining Room

Location: The Lyth valley forms a landscape of unspoilt Lakeland countryside dotted with chocolate box farmhouses, woodlands and green rolling pastures with rocky outcrops. At its heart are the villages of Bowland Bridge, Crosthwaite and Underbarrow, connected by many routes that lead to Windermere, Bowness and Kendal.

From our Windermere office follow New Road leading to Lake Road and at Bowness take the Kendal Road (A5074) and follow it all the way, you will pass The Brown Horse pub on your left then keep on until you pass the Damson Dene Hotel on your left. Stay on the A5074, after which at the 3rd opportunity to turn right there is a junction with Mill Lane being the left turn, take the right turn onto just before the lane then follow it down until you see a wooden sign on the right saying Broad Oak. Turn in and Broad Oak Farmhouse is the large Georgian style farmhouse on the left.

Accommodation (With approximate measurements)

Entrance via Garden

Hallway Stairs to first floor and under stair cupboard.

Sitting Room 14' 3" x 12' (4.34m x 3.66m) Sash window with shutters. Built in cupboard.

Dining Room 14' 6" x 12' (4.42m x 3.66m) Sash window with shutters, solid fuel burner and serving hatch to kitchen.

Pantry 14' 11" x 12' 3" (4.55m x 3.73m) With slate cold slab, slate floor, hanging hooks and shelving and cupboards.



Bedroom 4



Bathroom



Breakfast Room



Attic Space



Attic Space

Kitchen/Breakfast Room 15' x 14' 7" (4.57m x 4.44m) Rayburn Royal stove, cupboard containing immersion heater, built in wall and base units, electric oven and hob with hood over. Inset stainless steel sink, freestanding dishwasher and fridge/freezer. Access to cellar via stairs to lower ground floor.

Boot Room With access to external front and rear and water tap. WC with washbasin.

Large Utility 14' 2" x 14' 1" (4.32m x 4.29m) With sink, plumbing, light and power.

First Floor

Bedroom 1 13' 6" x 12' 3" (4.11m x 3.73m) With views of the surrounding countryside.

Bedroom 2 13' 6" x 11' 8" (4.11m x 3.56m) With views of the surrounding countryside.

Bedroom 3 14' 5" x 12' 3" (4.39m x 3.73m) With views of the surrounding countryside.

Bedroom 4 14' 7" x 11' 4" Max (4.44m x 3.45m) Decorative iron fireplace, views of the surrounding countryside.

Bedroom 5/Study 10' 1" x 9' 8" (3.07m x 2.95m) With views of the surrounding countryside.

Bathroom Ladder heated towel rail, separate bath and shower cubicle, wash basin and WC.

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Bedroom 1



Bedroom 3



Front Elevation



Cellar



Pantry

Stairs to Second Floor The second floor is a large undeveloped area consisting of:

Attic Area 1 27' 9" x 22' 5" (8.46m x 6.83m) Containing fuse boxes and metres.

Attic Area 2 28' 2" x 11' 7" (8.59m x 3.53m) Containing boiler and water tanks.

Cellar 14' x 12' (4.27m x 3.66m) Stone floor, cold slab, water well with pump located in the utility. Vents and shelving.

Outside: Oil tank, slate table, seating areas, lawn areas, cabin, wonderful views, green house, children's play area, small privy, patio area and solar panels on the roof. Cobbled driveway with parking for 2 cars, paddock and septic tank.

Services: Private drainage, mains electric and private water, oil fired central heating to radiators, partial uPVC double glazing. Private parking.

Tenure: Freehold.

Council Tax: South Lakeland District Council - TBC

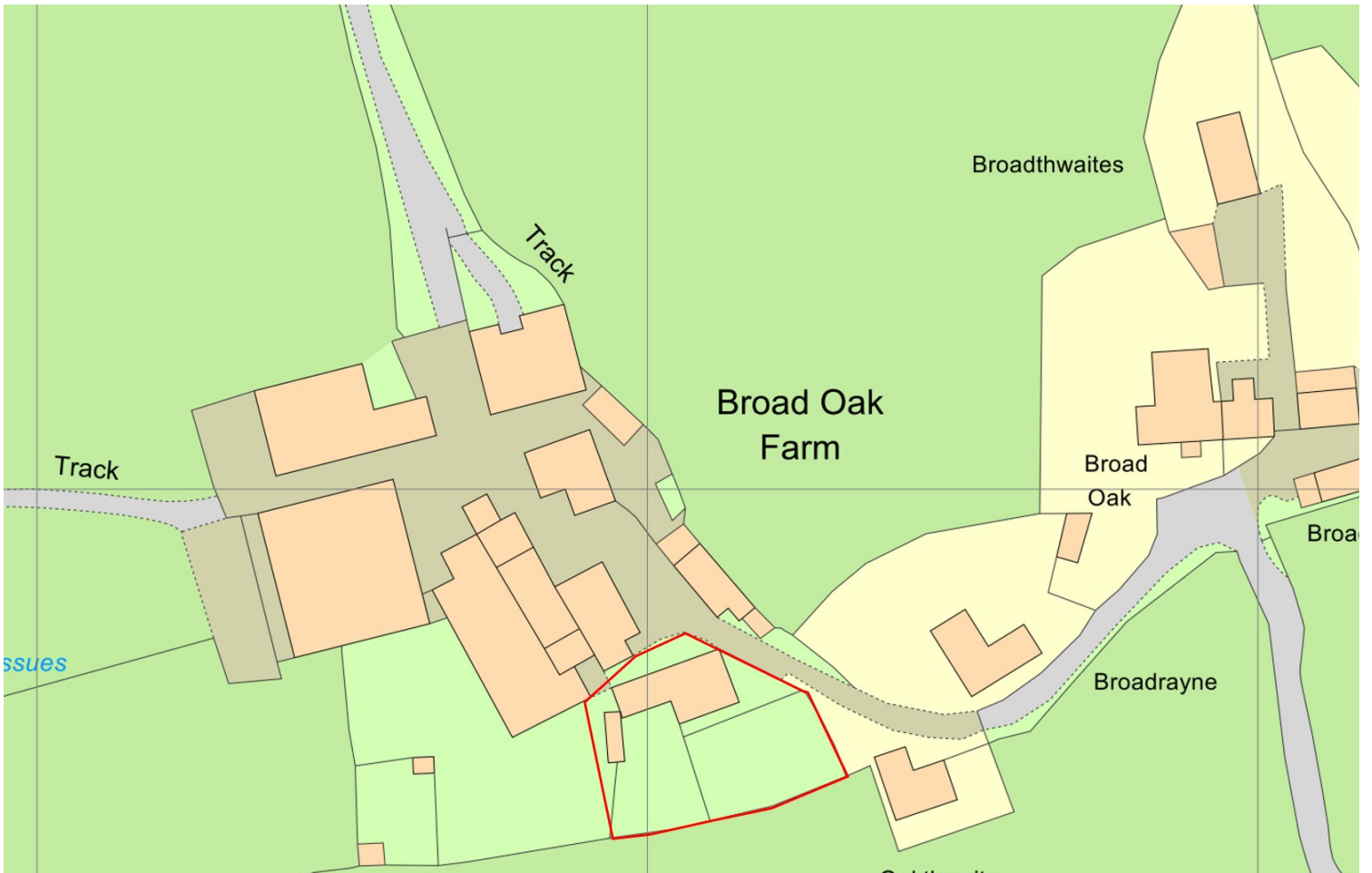
Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

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Garden



Ordnance Survey Ref: 00120521

Broadoak Farm House, Crosthwaite, Kendal, LA8

Approximate Area = 3448 sq ft / 320.3 sq m

Limited Use Area(s) = 154 sq ft / 14.3 sq m

Total = 3592 sq ft / 333.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 720824

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