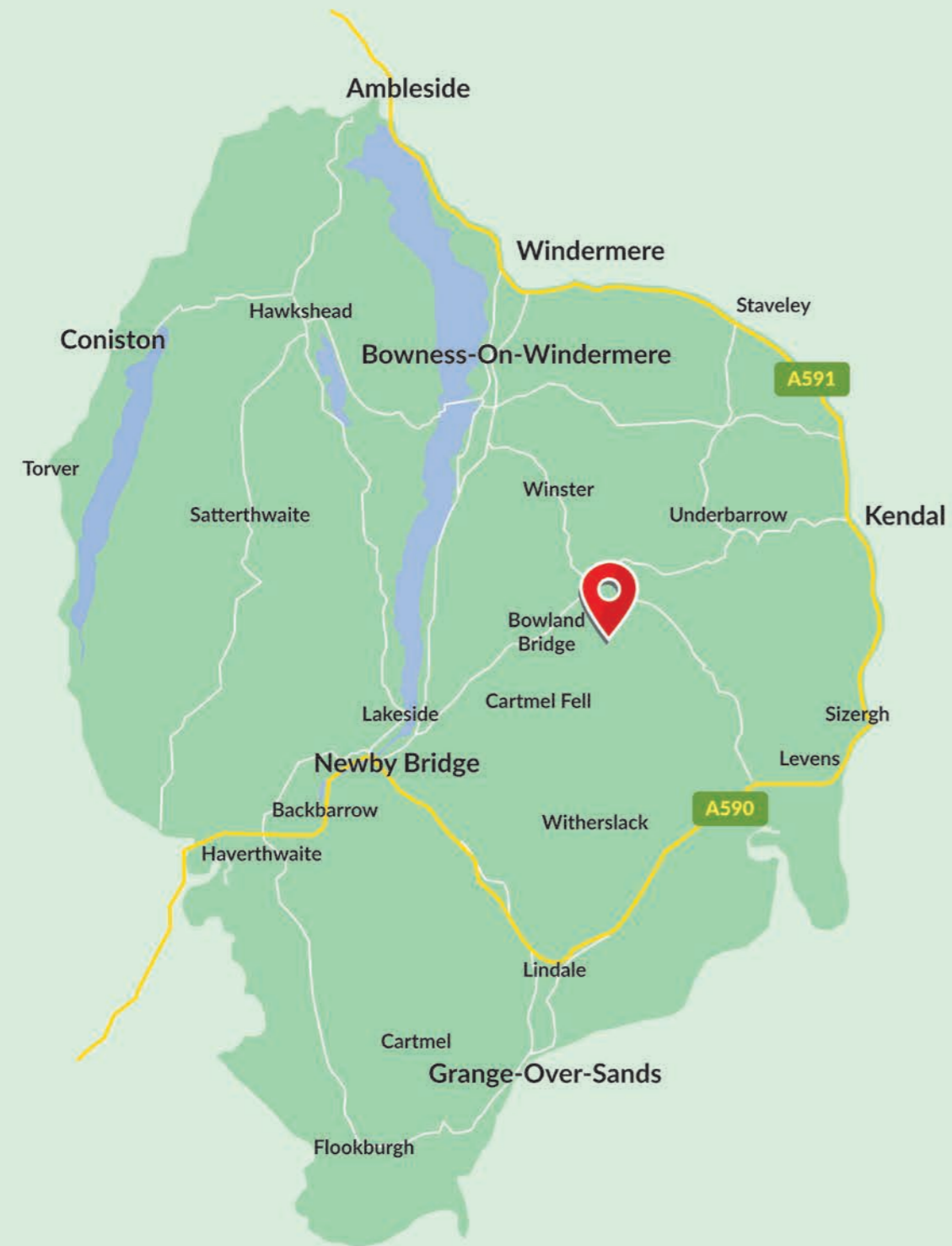


# Broad Oak Farm

*An exclusive hamlet of 5 barns to be developed into luxury rural homes.*



# Welcome to Broad Oak Farm

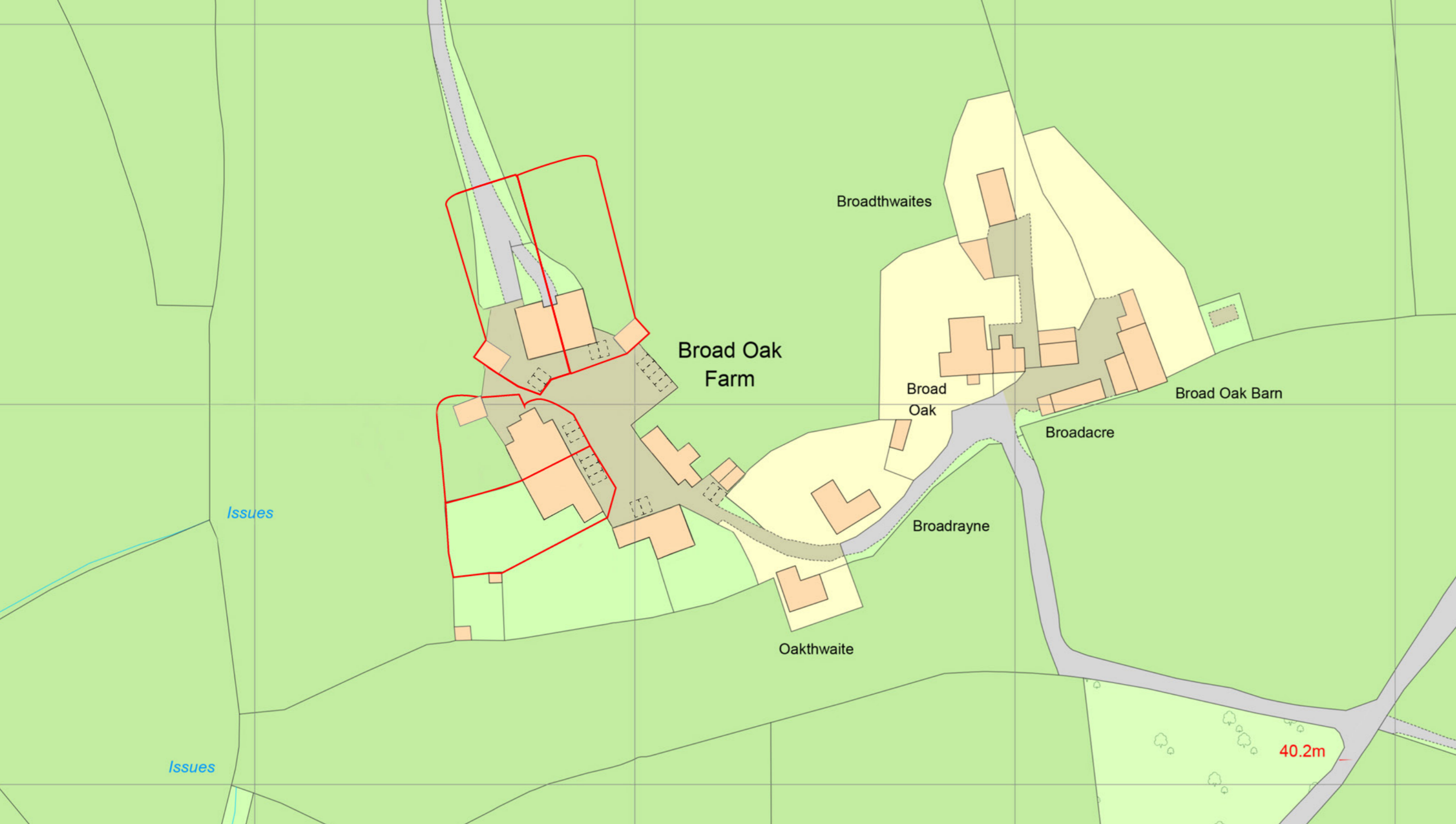
Crosthwaite, Kendal, Cumbria, LA8 8JL

An exclusive hamlet of 5 barns to be developed into luxury rural homes for locals that must be their main residence (please contact the office for full criteria), along with a fine and historic farmhouse, with no restrictions, currently on the market, in a picturesque rural location within the Lyth Valley.

Open your door and immerse yourself in rural country life.

Hidden within the heart of the world-famous UNESCO world heritage site of The Lake District National Park in Cumbria the Lyth Valley has changed little over the past century. Surrounded by strikingly dramatic scenery, the area offers a rare combination of country living within easy reach of Lakeland towns and villages.

It's a desirable lifestyle that can now be yours. Broad Oak Farm is a select development of just 6 homes located within the footprint of the currently working farm owned by the current custodian's family since the 1940's.



## Location

This pastoral rolling landscape is included in the Lonely Planet's list of "the most beautiful places on earth", and we certainly agree. Located in this tranquil part of the Lakes that visitors could easily bypass on the way to some of the more well-known attractions; speaking of which, Kendal and Windermere are within short driving distance.

There are also some wonderful and traditional country public houses in the vicinity including The Brown House at Winster and The Black Labrador in Underbarrow. Winster and Crook mark the heads of the two valleys, drained by the Gilpin and Winster rivers that pass either side of Whitbarrow Scar. At the base of the crag is the community of Witherslack. In the east, the village of Brigsteer nestles at the foot of Scout Scar. Further south, Levens lies on a headland that was once covered by the sea. Over in the west, the wooded knolls of Cartmel Fell reach their peak at Gummer's How with a breath taking outlook over Windermere and at the lake's shore The National Trust's Fell Foot Park offers a multitude of recreational activities on and off Lake Windermere.

# The Farm House

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The owners are in the process of moving the farm to another location in the valley. The working farmyard will be redeveloped. Steel portal framed barns have been removed which has left 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 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.





# Site Plan

- ① Barn 1 - Dwelling 1 (Now SSTC)
- ② Barn 1 - Dwelling 2 (Now SSTC)
- ③ Barn 2 - North Barn (Owner Retaining)
- ④ Barn 2 - South Barn
- ⑤ The Farm House (Now SSTC)

# Barn 1 - Dwellings 1 & 2

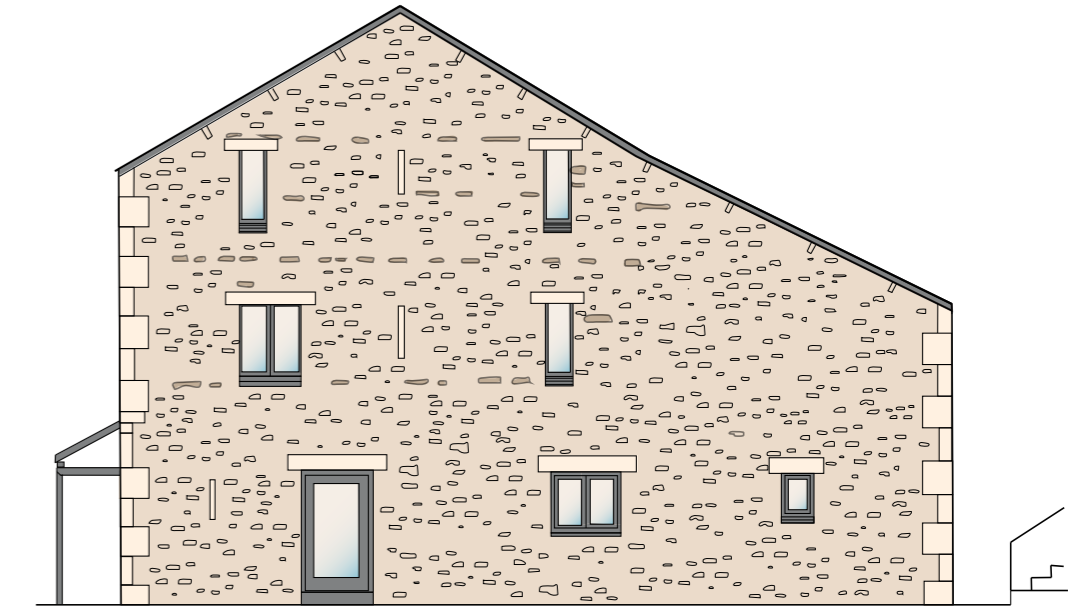
Being sold as 2 plots with planning for 2 x 5 bed roomed barn conversion houses for someone to purchase and develop themselves. The plans indicate that in each there will be a large open plan kitchen living area, utility room and WC on the ground floors. On the first floors there is space for 2 bedrooms both en-suite and a sitting room. On the second floor there can be 3 more bedrooms and a bathroom. This is a wonderful opportunity for someone to build their own home set within beautiful surroundings to their own specification.



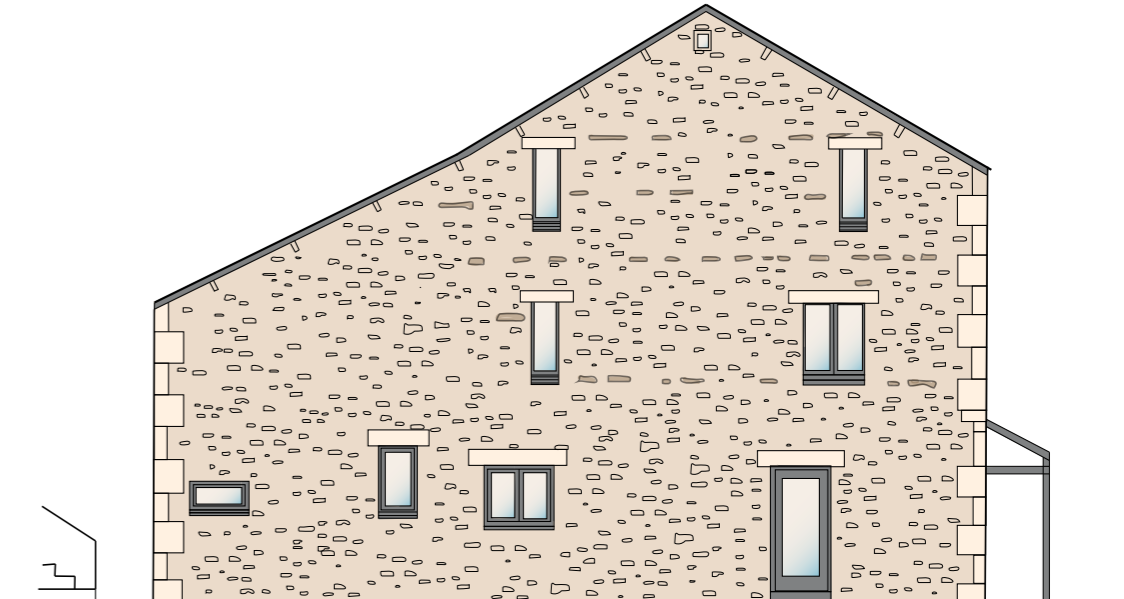
South Elevation



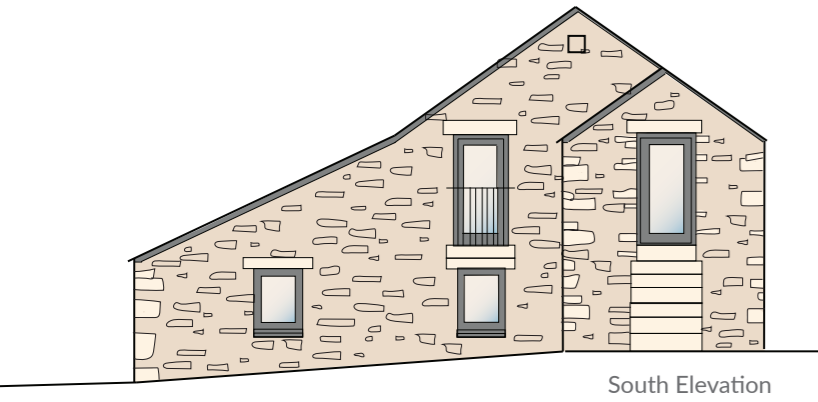
North Elevation



East Elevation



West Elevation



South Elevation

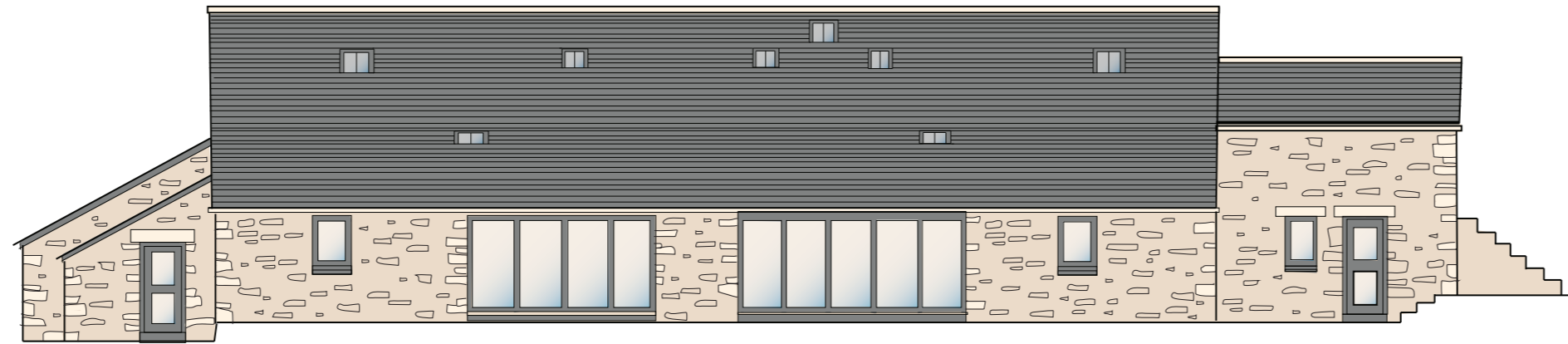


East Elevation

## Barn 2 - North & South



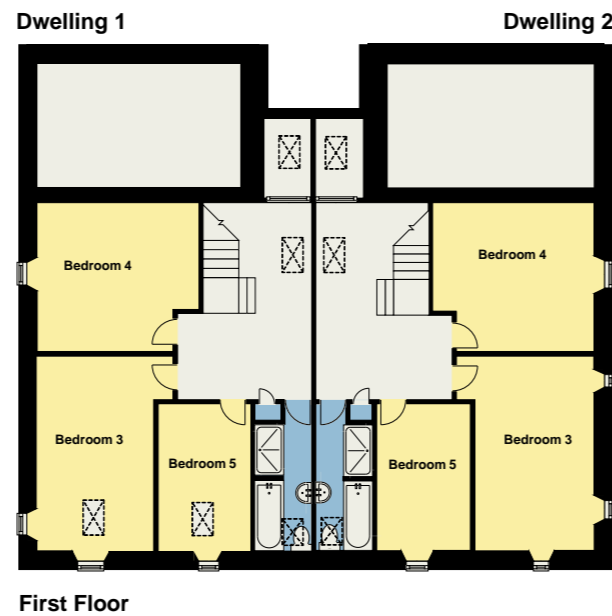
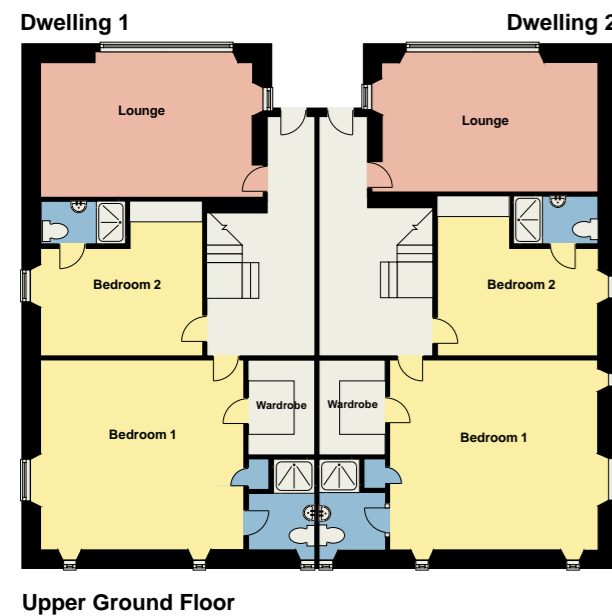
North Elevation



West Elevation

Being sold as 2 completed units off plan to be developed by the current owner. The two properties will in their respective parts consist of a good sized open plan kitchen/living space, a bedroom, sitting room, utility room and WC. On the first floor of north barn will be 2 bedrooms and 2 bathrooms both en-suite and in south barn will be 3 bedrooms with 2 bathrooms 1 being en-suite and a study.

# Floorplans



Barn 1



Barn 2





## Viewings

Viewings strictly by appointment with Hackney & Leigh Windermere Sales Office.

**To view contact our Windermere office:**

Call us on 015394 44461

Ellerthwaite Square, Windermere, LA23 1DU

windermere@hackney-leigh.co.uk

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)

*Caring about you and your property*