





'L'Atelier'



Bunk House



House, Grounds & Garden

Beck Head Farm

£1,250,000

Beck Head Farm
Beck Head
Witherslack
Grange-over-Sands
Cumbria
LA11 6SH

What an amazing opportunity for those seeking a perfect Work/Life balance! A wonderful, sympathetically upgraded and extended Farmhouse with 4 Reception Rooms, 5 Bedrooms and 3 Bathrooms set in approx 1.2 acres of garden and grounds. A fabulous, self contained asymmetrical timber framed 'Alpine' chalet and a splendid Eco 'Bunk House' for cyclists and walkers etc. Located in the most idyllic and peaceful location of Beck Head just outside Witherslack within the Lake District National Park. This exciting prospect has to be seen to be believed and the endless possibilities appreciated. Early viewing is highly recommended.

Description Beck Head Farm - Wow! Where to start.....

Are you looking for a lifestyle change? A business opportunity? A move from the city to the peaceful and beautiful countryside within the Lake District National Park? Do you have a dependent relative? Are you a lover of the great outdoors? If you have answered yes to any of these questions (there are many others) then this may just be the place for you.

Owned and significantly improved by the current vendors (who it is fair to say have had some amazing vision) for the last 9 years and with great potential for further development.

The improvements have been made with energy efficiency in mind with the biomass wood pellet heating system and solar panel energy providing electricity and hot water during the summer months and with a back-up LPG gas heating system. Double glazed traditional hardwood windows throughout, efficient LED lighting system and surround sound system for the music lover.

Lets start with the wonderful farmhouse. This substantial and sprawling farm house has been subject to significant improvements over the years and the addition of a superb extension in 2016 - it is a shining example of how, with a little thought, charm and character can be retained and be blended seamlessly with the modern and contemporary. The house provides bags of space for even the largest of families and can easily accommodate a home worker or two! Warm, relaxed, welcoming, tastefully decorated, comfortable and inviting are all accurate descriptions of this lovely family home.

The house is just the beginning of this story. There are several outhouses, pleasing gardens, a double garage and ample parking.

In the grounds of Beck Head Farm is 'L'Atelier', the architect designed, asymmetrical, timber framed, self contained 'alpine chalet' - an absolute treat! Stunning inside and out with verandah from which you can almost smell the edelweiss! Flooded with sunshine this wonderful space with open plan living, dining kitchen and bedroom (complete with multi fuel stove) and separate shower room - is wonderful. With pretty garden and fell views from every window this building is incredibly versatile.

The Eco 'Bunk House' is the icing on the cake and the main business opportunity. The traditional Lakeland attached bank barn was converted in 2017 to provide a luxury bunk house for groups of walkers, cyclists, touring motorcyclists, kayaker's, orienteerer's, swimmers, yoga lovers and fell runners. With great potential for further growth.

The Bunk House was sensitively and cleverly designed by a well known local architect. The charm of the original building with the impressive beams exposed in the main foyer, 'barn vent' windows and employs heritage conservation materials throughout. Spacious and airy there are 4 Bedrooms with varying amounts of beds (accommodating a total of 14 people at any one time). Each room boasts an en-suite shower/wet



Sitting Room



Family Room - Dining Area



Family Room



Bedroom 2



Bathroom



Kitchen

room and in addition to this there is an additional shower room and WC plus laundry room, drying room, and spacious kitchen/dining/lounge space all with bright, contrasting decor.

The current vendors have developed the business organically and prefer to market it purely on word of mouth and recommendation, and enjoys healthy established repeat clientele business. There is plenty of scope to increase the business if so desired.

Accommodation (with approximate measurements)

Beck Head Farm The charming, original front door opens into:-

Sitting Room 15' 9" x 12' 9" (4.8m x 3.89m) The Sitting Room is cosy with a a deep set window with shutters to the front. The main focal point of the room is the impressive original stone and oak fire place with inset stove. The attractive flooring, which runs through downstairs, looks incredibly like wide original wooden floor boards but is in-fact porcelain tile - so durable and easy to care for and perfect for the underfloor heating. The Sitting Room is open to the Kitchen and new extension but also has a door to:-

Study/Reception Room 12' 7" x 11' 8" (3.84m x 3.56m) the original dining room now used as a sizeable study. Low set front window with shutters and wood burning stove. Door to:-

Office/Store 13' 7" x 10' 10" (4.14m x 3.3m) his & hers offices if required! This room is slightly larger than the previous study and doubles also as a store room. External door and window.

Kitchen 18' 0" max x 12' 4" (5.49m max x 3.76m) the centrally positioned kitchen is both attractive and functional. Furnished with modern, contrasting wall and base cabinets. Integrated fridge, freezer, 2 electric ovens and 5 burner hob with stainless steel splash back and extractor over. Plumbing for



Bedroom 1

dishwasher and 1.5 bowl stainless steel sink unit. Open to the wonderful family space and door to:

Utility Room 10' 2" max x 8' 10" max (3.1m max x 2.69m max) Always useful! This one is larger than average and currently houses a large fridge freezer, washing machine and tumble drier with oodles of space for more. Wall cabinets, Belfast sink and original slate cold slabs.

Family Room 21' 6" x 16' 9" (6.55m x 5.11m) What a splendid room!! Added in 2016, architect designed and with clever details such as a high level 'privacy window' which provides a framed view of Whitbarrow Scar whilst retaining privacy. The room is large, light and airy, clad externally in black stained

larch with striking zinc roof. The 'anthracite' aluminium windows, large sliding doors, under-floor heating and 'Morso' wood burning stove add to the contemporary, warm and inviting feeling of this space. Direct access to the spacious verandah with pitched larch canopy over, therefore fully prepared for the UK weather all year round!

From the family room, doors either side provide access to two enclosed cloaks/porches and a useful WC.

The attractive oak and stone stair leads to the First Floor.

Bedroom 1 12' 11" x 10' 0" (3.94m x 3.05m) a spacious double bedroom with front aspect, attractive built in



Bedroom 4



Bedroom 5

wardrobes and door to:-

En-Suite Shower Room fully tiled and fitted with modern white suite comprising low flush WC, wash hand basin on a high glass vanity unit and enclosed shower.

Bedroom 2 11' 7" x 9' 11" (3.53m x 3.02m) a lovely double bedroom with front aspect.

Bedroom 3 13' 6" x 8' 9" (4.11m x 2.67m) a double bedroom with rear aspect over the gardens and fields.

Bathroom a luxurious and modern bathroom comprising freestanding deep soaker bath, corner shower enclosure, WC



Grounds & Piggery



Double Garage

and wash hand basin set into the extensive vanitory storage cabinet. Complementary tiling.

From the First Floor Landing a glass door opens to the stairs to the Second Floor.

Second Floor Landing a good sized landing with wonderful, bespoke, chunky cleaved oak stair balustrade. Large 'Velux' window and delightful views.

Bedroom 4 20' 6" x 8' 8" (6.25m x 2.64m) a spacious double bedroom with reduced head height in parts, attractive exposed beams and large 'Velux' window providing lovely countryside views. Eaves storage.

Bedroom 5 19' 4" x 8' 7" (5.89m x 2.62m) a spacious double bedroom with reduced head height in parts, attractive exposed beams and large 'Velux' window providing lovely countryside views. Eaves storage.

Shower Room with white suite comprising corner shower enclosure, modern round wash hand basin and low flush WC. Vanity storage. 'Velux' roof window. Under-eaves storage.

Outside

WC to the rear of the building is a useful outdoor WC with wash hand basin.

Boiler Room 12' 0" x 10' 2" (3.66m x 3.1m) housing the Bio Mass pellet fed boiler. Solar panel controls.

Bunk House Plant Room housing 2 hot water cylinders from the solar thermal panels and LPG boiler. CCTV controls etc

Workshop & Store 22' 9" max x 13' 10" max (6.93m max x 4.22m max) & 22' 8" max x 17' 8" max (6.91m max x 5.38m max) attached to the house, beneath the 'Bunk House' are two 'storage rooms', originally the shippens with original features. Both sizeable with good head height and dry. Currently utilised as bike store, workshop and general storage.

Garage & Parking 24' 9" x 19' 10" (7.54m x 6.05m) detached double garage with remote controlled security doors. Ladder access to storage above. Power, water and light. Ample parking for a number of vehicles to the front of the garage.

Piggery 14' 9" x 8' 3" (4.5m x 2.51m) & 8' 3" x 3' 7" (2.51m x 1.09m) providing further useful outdoor storage, stone and felted roof store with power, water and light.

Gardens the gardens are extensive with wall, hedge and fenced boundaries. The gardens are perfectly proportioned to complement the larger than average home and are fantastic for outdoor entertaining. Excellent for adventurous children with more space and areas to explore than most could ever hope for! Mainly lawned with orchard area with many productive fruit trees. Excellent wildlife garden and additional lawned garden to the side of the garage. The garden immediately outside the Farmhouse is particularly attractive with mature, colourful and well tended plants and shrubs.

L'Atelier 23' 0" max x 18' 9" max (7.01m max x 5.72m max) is the final icing on the cake! Created with a dependent relative in mind, now used as a flexible self contained space used as an annexe to the house but with potential for a variety of uses!

A superb, asymmetrical, timber framed (using locally sourced wood) - an absolute delight!

Bright and airy with pitched ceiling, bi-folding doors, full height windows, electrically operated 'Velux' to maximise natural light, wood-burning stove, tasteful neutral decor which all work together to successfully create a relaxing, tranquil space with definite alpine vibes! (perhaps from the quirky fence made from old skis) that maintains the privacy on the decked verandah.

The open plan living has a modern and functional kitchen, dining area, living area and bedroom with corner 'Morso' stove. A sliding door opens to the modern shower room with large walk in shower, low flush WC and wash hand basin set into a dark grey vanity unit.

The Bunk House 42' 0" max x 22' 0" max (12.8m max x 6.71m max) What a clever idea! An absolute credit to the vendors hard work, determination and vision.

Located on Sustrans routes 70 Walney Wear and 700 Bay Cycle Way, Lakes and Dales Loop and New Cumbria Way Cycle Route. 5 miles from Le Jog route making this excellently placed for touring cyclists, walkers and more!



'L'Atelier' Open Plan Living Area



'L'Atelier' Opne Plan Kitchen Area



Bunk House - Entrance Hall



Bunk House - Bedroom



Bunk House

Formerly the traditional Lakeland bank barn, attached to the main house and now a modern, colourful, fun, bright and spacious bunk house! Very different to the usual, basic bunk houses we may all imagine.

4 spacious, individual en-suite rooms ranging from 2 to 6 beds (currently 14 beds in total) with a communal Kitchen/Dining/Living Area with wood-burning stove, quiet reading area, drying room, laundry room and separate WC and Shower Room - secure bike store, bike wash and workshop available plus electric hook up and car charge point!

Externally there are several picnic benches, all undercover with a fire pit and barbecue bench. A lovely outside space to

be at one with nature in this idyllic, tranquil setting.

Services: Mains water via a private supply pipe. The estate extended the United Utilities supply at the farm down to Beck Head which supplies 5 properties and is charged on a meter by the estate.

Septic tank drainage - in need of compliance updating - a survey is available to interested parties.

Mains electric with separate supplies to the house and the bunk house.

Bio-Mass heating, LGG gas heating and solar panel thermal

water heating and photovoltaic feed-in tariff.

B4rn fibre optic internet connection. This currently runs at 1000mbps and can be upgraded to 10 gigabits and have up to 6 independent connections

Tenure: Freehold. Vacant possession upon completion.

*<https://checker.ofcom.org.uk/> 12.9.22 not verified

Public Footpath a public footpath runs alongside the southerly side of the property boundary which leads to Black Bull Lane and the central village.



Bunk House - Kitchen/Living Room



Bunk House - Bedroom



Council Tax: Farmhouse = Band E - South Lakeland District Council.

Business Rates: Bunk House £2150 subject to small business rates relief.

Planning Permissions:

Bunk House
The accommodation hereby permitted shall only be occupied for the purposes of short-term holiday accommodation, and shall not be occupied by any one individual, family or group for a period exceeding eight weeks in any three month period.

L'Atelier
Replacement building to house a new home studio/bicycle shed and workshop and change of use land to garden

Accounts: Detailed accounts are available to interested parties who have viewed the property.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/vibe.signal.scribble>

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

offices.

Viewing Notes:



Bunk House Bedroom En-Suite Shower Room

Orchard



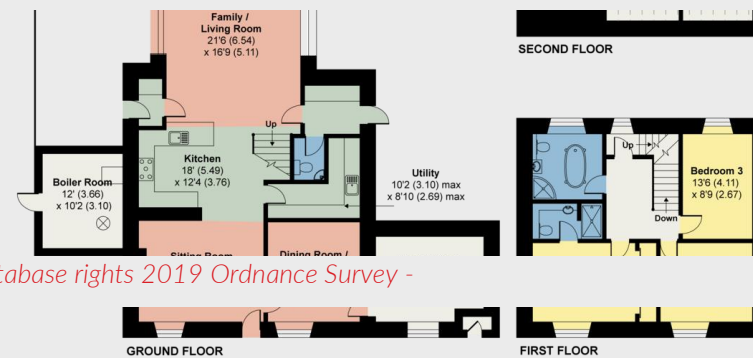
Location:

Beck Head is a small hamlet just outside the delightful Lakeland village of Witherslack (norse for the valley of oaks) which has walking and cycling routes for all abilities right on the door step. The village of Witherslack is popular and friendly and boasts a community run village store, highly regarded 'Derby Arms' public house, primary school, church and garden centre. Located at the foot of Whitbarrow Scar and Witherslack nature reserve it presents beautiful low fell and woodland walks to the Lyth and Winstar Valleys from the door-step. An area famed for its rare butterflies, abundant wildlife and birds, including peregrine falcons, buzzards and ospreys on the Witherslack Mosses.

On national cycle routes W2W, NCN 70/700/6, Coast to Coast, Bay Cycle Way, Lakes & Dales Loop, LeJog A6 3 miles. Fantastic for quiet low level walk on the Cumbria Way and the Wainwright Heritage Way.

The M6 is approximately 15 minutes away, Windermere Lake 7 miles and the delights and attractions of the central Lake District are less than 25 minutes by car. The market town of Kendal (20 mins) or the smaller seaside town of Grange over Sands (10 mins) are the nearest towns for everyday needs.

To reach the property from the M6 at junction 36 follow the A590 in the direction of Kendal. Take the first left sign-posted Barrow and the first exit at the roundabout. Follow this road for approx 2.5 miles and turn right signposted 'Beck Head/Mill Side'. Go straight on over the cattle grid and as the road forks, bear right and then immediately left sign posted 'Beck Head', dead end. Follow the narrow road, (quite often you find a walker or horse rider on the lane!) go over a small bridge and then bear left and immediately right. Parking is directly in front of you.



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