



Characterful four bedroom farmhouse with adjoining
Grade 2 listed barn, byre and gardens

Elm Tree, Great Asby, CA16 6HD

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Offers in excess of
£450,000

Description

Characterful four bedroom farmhouse with adjoining Grade 2 Listed barn situated in the idyllic village of Great Asby.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Traditional stone built farmhouse with adjoining Grade 2 listed barn
- Beautiful period features
- Four double bedrooms
- Adjoining barn with conversion potential. The asbestos roof has been removed.
- Rayburn oil fired central heating
- Large driveway and old byre with potential for converting to garages
- Low maintenance garden with raised decking over-looking the countryside
- Situated in the sought after village of Great Asby within Yorkshire Dales National Park

Location

Great Asby, nestled in the picturesque Westmorland Dales, is a charming village known for its stunning natural beauty and tranquil atmosphere. Surrounded by rolling hills, lush meadows, and picturesque stone-built homes, Great Asby offers a serene escape for residents and visitors seeking a peaceful rural retreat. Accessibility is maintained through well-connected roadways, including the nearby A685, which provides convenient access to larger towns like Appleby-in-Westmorland and Kirkby Stephen. Although it's embraced its rural setting, Great Asby enjoys reliable transport links, ensuring accessibility to the wider region.

Whether you're exploring the breathtaking landscapes, embarking on outdoor adventures, or simply relishing the quiet countryside, Great Asby's idyllic location and accessible transport options make it a perfect destination for those seeking a peaceful and scenic getaway.



Elm Tree is characterful farmhouse with adjoining listed barn, once lovingly updated will create a rare and enchanting home. The plot equates to roughly 0.21 acres, sitting in a prominent position within the village of Great Asby.

The Accommodation

There are two large reception rooms at the front of the house, each with amazing ceiling height, beautiful cornice stone and blocked fireplaces. The hallway on the ground floor is laid with gorgeous Victorian tilework. There is a useful pantry room in the centre of the house and downstairs wet room with walk-in mains shower, white hand basin and w.c.

The barn next door is adjoining and a small ramp allows access to the kitchen and rest of the barn. The kitchen is spacious and features a working oil fired Rayburn which feeds the hot water tank and central heating to the main house. Built-in cupboards complete the kitchen with a door through to the rest of the barn.



The Accommodation

There are four good sized bedrooms on the first floor with scope to reconfigure and create a very, desirable master bedroom with en-suite. A door provides access to the first floor of the barn

The house is complimented with loads of period features including traditional timber sash windows and stonework. The roof has been replaced in the past 20 years.

Outside to the front of the main house is a beautiful maintained lawn within a drystone wall bordering the plot and paving from the front gate to the front door. The lawn continues to the back of the house where the oil tank and outbuilding is located.

Off-street parking is available in front of the barn.



The Barn and Byre

List Entry Number: 1144930

The Barn adjoining the house is a Grade 2 Listed building dated 1694, steeped with history and period features. This stone built building has its own entrance from the front but can also be accessed from within the main farmhouse. A door on the first floor landing of the farmhouse also allows access to the first floor of the barn as well as a door. The front door of the barn welcomes an entrance hallway, with stone laid floor and door off to the kitchen on the right side of the barn. The rest of the barn is only being used for storage.



The Byre sits at the front of the plot on the roadside and this incredible building is somewhat dilapidated but removal of this building would open access to the barn and offer scope for creating more beautiful front gardens or garage. The Byre sits on concrete foundations. The current owner has removed the asbestos roof and timbers and lowered the walls for the benefit of interested parties. The stone will be left behind for the purchaser to re-build if they desire.

Directions

From Penrith take the A66 towards Appleby. Exit the A66 for Appleby. Go through the town and take the right turning over the bridge. Continue up Boroughgate following the main road out of town for a further mile. At the brow of the hill take the left hand fork signposted Ormside and Soulby, turning right after 1.5 miles for Great Asby. On entering Great Asby, with the river on your left hand side, Elm Tree is on your right opposite the bridge.











Tenure: Freehold and vacant possession

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

Listing: List Entry Number: 1144930

EPC Rating: F

Services: Elm Tree is served by mains water, mains electricity, mains drainage and oil fired central heating.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Westmorland & Furness Council: Tax Band F

Solicitors: Cartmell Shepherds

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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