



Toms Howe, Longsleddale
£1,750,000



Toms Howe

Longsleddale, Nr Kendal

Nestled within the picturesque Longsleddale valley, which is situated within the Lake District National Park, this beautifully restored and unique farmhouse dates back to circa 1730. It has breathtaking and uninterrupted views across the unspoilt valley and to the surrounding fells. This fabulous home offers a rare opportunity to own a piece of history in a tranquil rural setting yet only 8 miles from the bustling market town of Kendal. This stunning detached property seamlessly blends traditional charm with contemporary comforts, showcasing a meticulous renovation that preserves period features such as flagged floors, beams, and staircase.

Boasting four inviting double bedrooms, including one with a dressing area, the home features two modern en suite shower rooms, a contemporary house bathroom and a convenient cloakroom for guests. The heart of the home lies in the fabulous kitchen, which opens to a dining area and snug adorned with oak flooring. High-end appliances, including an electric range, American fridge freezer, wine fridge, and quartz countertops, elevate the cooking experience. The focal point of the residence is the remarkable first-floor sitting room, complete with a log burner and balcony that presents panoramic views of the surrounding countryside. Other noteworthy highlights include a home office/study, a self-contained studio and connectivity to B4RN for seamless remote working or entertainment needs. Heating is efficiently managed through a biomass boiler system with underfloor heating throughout the ground floor and radiators to the first floor ensuring comfort during the coldest winter nights.

Externally, the property impresses with its expansive 3/4-acre private garden, featuring a manicured lawn, established plantings and a soothing stream that enhances the serene ambience. Perfect for outdoor entertaining, the generous outdoor space offers a mix of both relaxation and recreational options. A double garage and ample off-road parking provide convenience, while additional outbuildings such as a bank barn, which has an available B4RN connection, garden room, workshop, shippin and plant room offer versatility and ample storage space and further redevelopment opportunities. This idyllic property invites you to embrace a lifestyle of countryside living at its finest, where modern amenities meet timeless elegance in a truly enchanting setting.

- Completely renovated farmhouse circa 1730 with attached bank barn
- Four double bedrooms, one with dressing area
- Rural location within Longsleddale valley with magnificent views
- Two contemporary en suite shower rooms, house bathroom and cloakroom
- Double garage and ample off road parking
- Stunning first floor sitting room with balcony
- Garden room, workshop, shippin, plant room and two dog kennels
- Fabulous kitchen, open to dining room and snug with oak flooring
- Private garden approx 3/4 acre with manicured lawn, established planting and stream
- Home office and self contained studio

SERVICES Mains electric, non mains water, non mains drainage, B4RN internet.

Council Tax band: E

Tenure: Freehold

EPC Rating: D

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







PORCH 6' 1" x 4' 6" (1.86m x 1.37m)

HALLWAY 16' 6" x 4' 6" (5.04m x 1.38m)

SITTING/DINING ROOM 25' 4" x 11' 8" (7.73m x 3.55m)

KITCHEN 16' 7" x 11' 7" (5.05m x 3.52m)

UTILITY ROOM 11' 11" x 7' 4" (3.62m x 2.23m)

OFFICE 11' 3" x 11' 0" (3.42m x 3.35m)

BEDROOM 19' 11" x 19' 8" (6.06m x 6.00m) Both max.

EN SUITE SHOWER ROOM 8' 7" x 7' 3" (2.61m x 2.22m)

CLOAKROOM 10' 7" x 6' 6" (3.23m x 1.98m)

FIRST FLOOR LANDING 18' 3" x 4' 0" (5.57m x 1.23m)

SITTING ROOM 19' 11" x 19' 8" (6.08m x 6.00m)

BEDROOM 16' 7" x 11' 3" (5.06m x 3.44m)

DRESSING AREA 11' 11" x 5' 4" (3.62m x 1.63m)

EN SUITE SHOWER ROOM 11' 8" x 4' 11" (3.56m x 1.50m)

BEDROOM 13' 11" x 11' 1" (4.25m x 3.37m)

BEDROOM 11' 4" x 9' 10" (3.45m x 3.00m)

BATHROOM 10' 11" x 7' 2" (3.33m x 2.19m)

STUDIO 27' 0" x 11' 7" (8.22m x 3.52m)

BANK BARN 41' 9" x 27' 5" (12.73m x 8.35m)

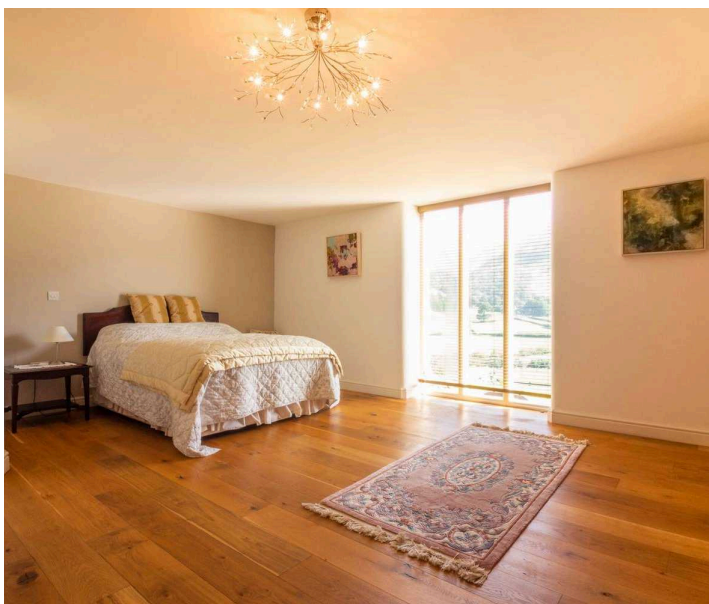
GARDEN ROOM / WORKSHOP 27' 2" x 12' 1" (8.29m x 3.69m)

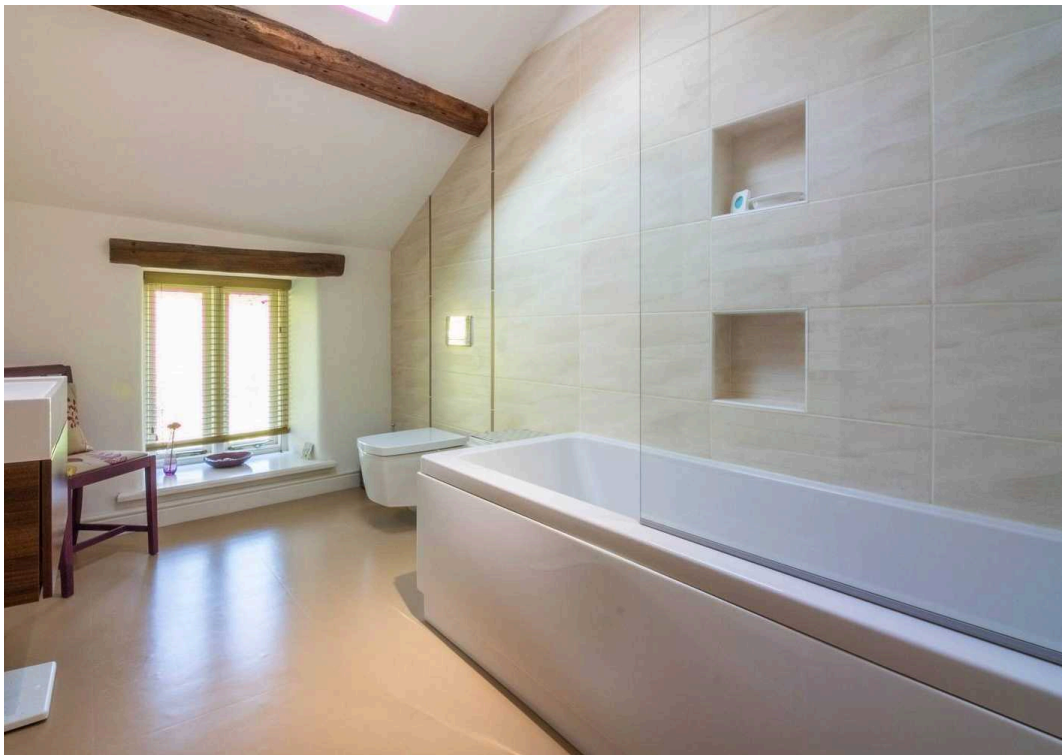
SHIPPON 27' 2" x 24' 11" (8.27m x 7.59m)

PLANT ROOM 27' 1" x 15' 1" (8.25m x 4.60m)

DIRECTIONS From Kendal proceed north on the A6 turning left signposted Longsleddale. Continue up the valley passing the church on the left and after a further 1.5 miles turn left signed Toms Howe and continue up the lane to the property.

WHAT3WORDS: [beanbag.pits.gift](https://www.what3words.com/beanbag.pits.gift)

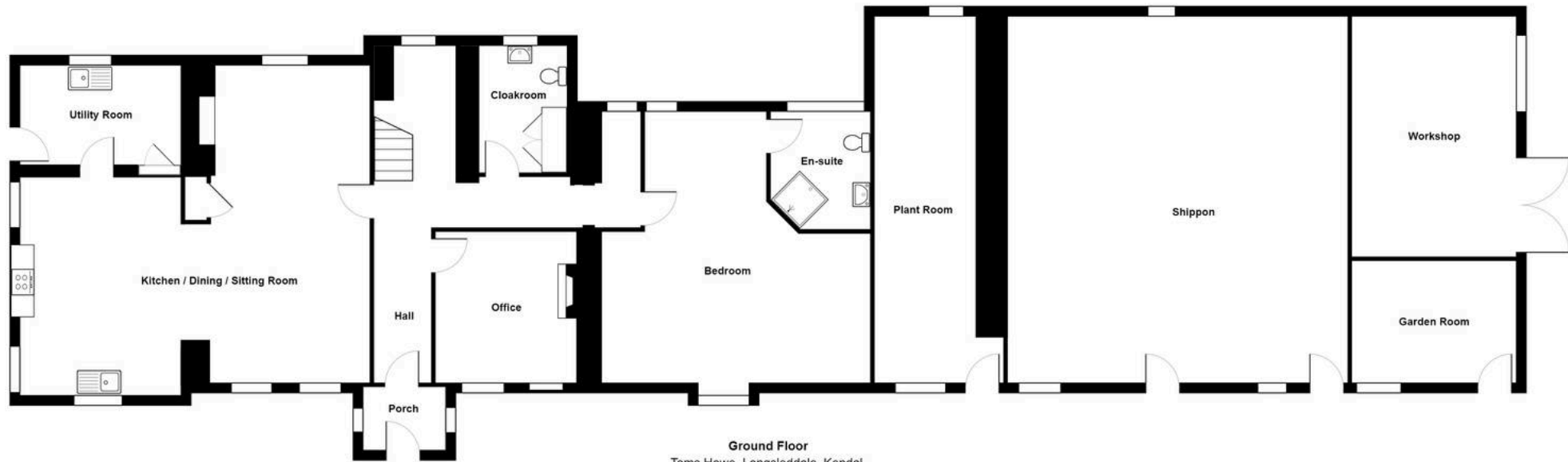








First Floor



Ground Floor

Toms Howe, Longsleddale, Kendal

Total Area: 497.9 m² ... 5359 ft² (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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