



 Bank End Farm





Bank End Farm

Lowgill, LA2 8RE

Discover Bank End Farm; a fascinating property being a former working farm dating back to the 18th century that has begun its journey into the 21st century having been partly converted and refurbished and now ready for the next owner to finish the project to satisfy their own dreams and aspirations.

This exceptional property includes the four bedroomed extended Farmhouse with a date stone of 1716, which is currently being refurbished at the first fix stage, and a charming three-bedroom cottage, renovated throughout with open-plan living. Additionally, there is an unconverted barn with planning permission to transform into accommodation, along with an array of agricultural outbuildings presenting the opportunity for a plethora of uses.

Accessed via a private road, this unique estate offers a perfect blend of rural tranquillity and modern living.

Quick Overview

Separate cottage, farmhouse & adjoining barn

Agricultural outbuildings

Breathtaking scenery from every direction

Unrivalled views

Private access & off road parking

Located in the Forest of Bowland National Landscapes

Planning for two further units

Generous landscaped gardens & grounds

Ultrafast broadband available







Welcome to The Cottage

Welcome to The Cottage; a charming family home which offers open-plan living and unrivalled views. Boasting three generously sized bedrooms, each with its own en-suite, this property is perfect for those seeking a family home with country style living in mind.

Character & Warmth



Specifications

Entrance Hall

10' 2" x 8' 10" (3.1m x 2.69m)

Kitchen / Living / Dining Room

28' 7" x 23' 0" (8.71m x 7.01m)

The entrance hall greets you with ample space for hanging coats and kicking off shoes, with a convenient cloakroom featuring a W.C. and pedestal sink.

Firstly, you are welcomed into the living area where a large front aspect window immediately captivates with the incredible views over the rolling hills, whilst traditional beams and exposed stone add character and warmth to the space. The well-appointed kitchen comprises wall and base units, complementary worktops, and tiled splashbacks, along with space for a large dining table, ideal for hosting family and friends. Integrated appliances include a Baumatic oven with a 5-ring hob and extractor over, a stainless steel sink, and space for a large fridge freezer. A door opens directly into the garden, perfect for al fresco dining.







Generous Bedrooms



Specifications

Bedroom One

16' 5" x 14' 1" (5m x 4.29m)

Bedroom Two

14' 5" x 14' 5" (4.39m x 4.39m)

Bedroom Three

22' 0" x 14' 9" (6.71m x 4.5m)



Ascend the stairs to the first floor, where a feature gallery landing with exposed beams leads to the first of three bedrooms.

Bedroom one is a generous double room with two rear aspect windows taking advantage of the wonderful views, along with ample space for additional furniture to suit. Bedroom two is also a great double which features a large front aspect window with a sliding door, and an exposed stone wall adding a sense of character. Both bedrooms benefit from three piece en suites, each comprising a bath with a waterfall shower over, a W.C., pedestal sink, and a towel rail.

Following on to the second floor, you'll find bedroom three; a generous loft conversion, now a double room with eaves storage space and a side aspect window. The handy en-suite includes a shower, W.C., hand wash basin, and part-tiled walls and floor, making it an excellent guest bedroom.







Welcome to The Farmhouse



Specifications

Entrance Hall

18' 4" x 17' 9" (5.59m x 5.41m)

Kitchen

17' 9" x 15' 5" (5.41m x 4.7m)

Living Room

23' 0" x 22' 8" (7.01m x 6.91m)

The Farmhouse presents a generous and light-filled combined original 18th century farmhouse and converted barn. Comprising an entrance hall/kitchen, dining room and living room that boasts breath-taking views with a feature arch doorway opening out onto the garden. The first floor offers four bedrooms, one with en suite and a generous family bathroom, whilst a beautifully landscaped garden to the rear completes the picture. There is also an array of traditional features with beams and exposed stone to create a charming feel.









A Rural Opportunity

Specifications

Bedroom One

17' 9" x 15' 9" (5.41m x 4.8m)

Bedroom Two

12' 10" x 11' 6" (3.91m x 3.51m)

Bedroom Three

13' 9" x 11' 10" (4.19m x 3.61m)

Bedroom Four

13' 9" x 11' 10" (4.19m x 3.61m)

Only in need of second fix electrics and plumbing, the Farmhouse will provide excellent main family accommodation, or fantastic for those looking to add an additional holiday let, subject to consents.







Outbuildings & Grounds

Adjoining Barn:

Stone and slate building with granted planning permission for change of use of redundant agricultural buildings to form additional holiday accommodation. (Application No. 03/01107/ CU)

Agricultural Outbuilding:

Stone and block framed buildings with shippens, open fronted implement sheds and storage space, ideal for housing animals and storing machinery.

Gardens & Grounds:

Set in approximately 5.27 Acres of grounds with breath taking views from every direction. The land is mixture of fertile meadow and pasture land. The land is suited for agriculture; equestrian, sporting or other amenities.











Important Information

Services:

An opportunity to add to the existing off grid lifestyle with scope for more wind and solar power units to be on site and for true self sufficiency to be met.

Oil fired central heating and underfloor heating. Septic tank drainage. Spring water supply.

Council Tax:

Lancaster City Council - Band C.

Tenure:

Freehold. Vacant possession upon completion.

Energy Performance Certificate:

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

Viewings:

Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Office.

What3Words Location:

///coach.access.margin



Floorplans

Agricultural outbuilding: 567.7 sq. metres (5111.0 sq. feet) approx.



The Farmhouse: 99.8 sq.m metres (1074.7 sq. feet) approx.



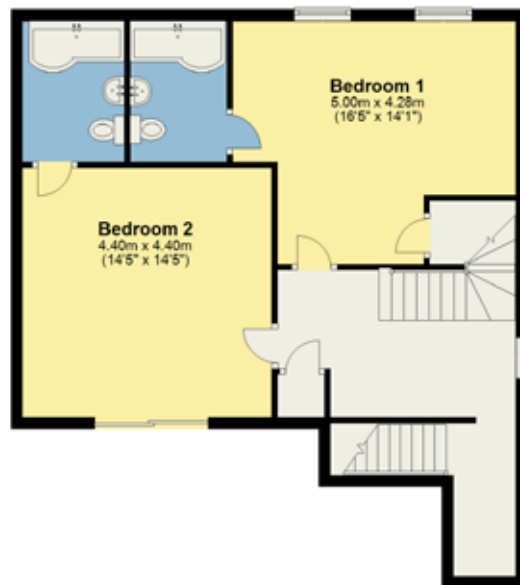
This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.



Ground Floor
Approx. 72.7 sq. metres (782.1 sq. feet)



First Floor
Approx. 65.7 sq. metres (707.4 sq. feet)



Second Floor
Approx. 36.7 sq. metres (416.2 sq. feet)



The Cottage: 177.0 sq. metres (1905.7 sq. feet)



Viewings

Strictly by appointment with Hackney & Leigh
Kirkby Lonsdale Office.

To view contact our office:
Call us on 015242 72111
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