



Bellman Beck Farm, Ayside
£480,000



Bellman Beck Farm

Ayside, Grange-Over-Sands

DEVELOPMENT OPPORTUNITY!

A traditional farmhouse requiring full renovation throughout PLUS detached barn with planning for two properties, a fantastic development opportunity!

A rare opportunity to purchase a traditional four bedroom farmhouse with a detached barn, which has been granted planning permission to create two four bedroom properties, with both having local occupancy clauses, planning reference 7/2023/5595. The farmhouse, which was built pre 1800s, has outstanding views from all aspects, situated in a peaceful location on the outskirts of Grange-over-Sands and Kendal, the property offers easy access to the rest of the Lake District National Park and road links to the M6.

The well proportioned accommodation which is in need of renovation throughout briefly comprises sitting room with a traditional fireplace, dining room, kitchen and a pantry to the ground floor with four double bedrooms, bathroom and a shower room on the first floor. The property benefits from double glazing and oil fired heating.

Outside boasts generous gardens with multiple outhouses and the aforementioned barn. The surrounding gardens are a true gardeners paradise offering a variety of landscapes with lovely views from all aspects and there is ample driveway parking to the front of the property. There is also an additional 0.38 acre field. Title plan visible on our website or please contact our Grange office for more details.

GROUND FLOOR

SITTING ROOM

17' 0" x 16' 2" (5.18m x 4.93m)

Both max. Double glazed door, double glazed window, radiator, traditional fireplace, understairs storage, built in cupboards, exposed beams.

DINING ROOM

13' 6" x 12' 3" (4.11m x 3.73m)

Both max. Double glazed window, radiator, built in cupboard.

PANTRY

11' 7" x 10' 4" (3.53m x 3.14m)

Both max. Single glazed window, radiator, stone features.

KITCHEN

15' 5" x 15' 2" (4.70m x 4.62m)

Both max. Double glazed door, double glazed window, base units, stainless steel sink, integrated oven, hob, space for fridge freezer, space for dishwasher, plumbing for washing machine, tiled splashback, exposed beams.

FIRST FLOOR

BEDROOM

13' 2" x 10' 3" (4.02m x 3.12m)

Both max. Double glazed window, radiator, loft access.

BEDROOM

13' 1" x 9' 2" (4.00m x 2.80m)

Both max. Double glazed window, radiator.

BEDROOM

12' 11" x 9' 11" (3.93m x 3.02m)

Both max. Double glazed window, radiator.

BEDROOM

11' 4" x 9' 1" (3.46m x 2.78m)

Both max. Double glazed window, radiator.





HALLWAY

8' 3" x 5' 10" (2.51m x 1.78m)

Both max. Built in cupboard housing hot water cylinder.

BATHROOM

10' 0" x 7' 0" (3.04m x 2.13m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls.

SHOWER ROOM

8' 8" x 7' 0" (2.64m x 2.13m)

Both max. Double glazed window, on going work.

LANDING

17' 3" x 5' 7" (5.27m x 1.71m)

Both max. Double glazed window, radiator, built in cupboard with loft access, exposed beams.



GARDEN

The property has extensive grounds with generous sized garden to the rear and side of the property with lawns which are surrounded by established trees, hedges and walls. In the garden are two outhouses that are of good size as well. Across from the property is a field that is also owned by the property which is 0.38 acres. A barn sits across from the property with planning permission for two four bed houses with a LOCAL OCC.

Driveway

5 Parking Spaces

Ample driveway parking.

EPC RATING F

Council Tax band: F

Tenure: Freehold

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