



HIGH FELLSIDE HALL, MIDDLETON, CARNFORTH, LANCASHIRE



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AN OPPORTUNITY TO ACQUIRE A SMALL ESTATE IN THE LUNE VALLEY COMPRISING A SUBSTANTIAL 5 BEDROOM PROPERTY WITH LEISURE COMPLEX, 2 BARN WITH PLANNING PERMISSION AND 102.5 ACRES, ALL SITUATED IN AN ELEVATED POSITION WITH STUNNING VIEWS.

Situation
 High Fellside Hall is located in Middleton-in-Lonsdale and is set in a beautiful rural location however is still well placed for local amenities which can be found at Sedburgh and Kirkby Lonsdale, just a short drive away. High Fellside Hall is also well placed for the commuter as it has easy access to both the M6 and A65.

High Fellside Hall is also on the doorstep of two well renowned private schools, being Casterton and Sedburgh as well as Kirkby Lonsdale Grammar School.

Main House
 The main house is an exceptional detached property that spans over 7000 sq ft (656 sq m) of accommodation. Built in 2008 and split across three floors, this property has a high level of fit and finish throughout. The house resides in an elevated position and so from every room there are picturesque views of open countryside.

Ground Floor; split between formal and informal areas. Comprising large sitting room, snug, dining room, study, living kitchen, pantry, laundry room, boot room and plant room.

First Floor; 5 double bedrooms, 3 of which are en-suite, as well as a house bathroom and study.

Lower Ground Floor; this entire area has been built to offer a full leisure complex which would rival any boutique spa. There is an 18m swimming pool with jacuzzi, sauna and steam room all with full changing room facilities and showers leading to a lower level gym. To the back of the complex is a further plant room and store.

Externally
 The main house has terraced areas leading off principal rooms of the house which allow for the summer weather and views to be enjoyed. The gardens have all been landscaped and are complemented by stone pathways and a gated driveway leading to a detached garage.

Double Garage
 There is a large double garage with an electric door and power and water installed.

Land
 The farmland which surrounds High Fellside Hall provides protection of the stunning outlook, extending to approximately 102.5 acres in all. The land is predominantly in a ring fenced block only divided by the adjacent common land and all of which gently slopes west towards the River Lune.

The undulating farmland varies in height from 100m to 200m above sea level and makes for an attractive setting. The land is classified as Grade 3 and 4 under the MAFF Provisional Agricultural Land Classification. The soils are from the Denbigh 1 series, a common soil district and described as a fine loamy and silty soil over rock, suitable for grassland. The land is divided into a number of fields with connecting gateways enclosed by fences, hedgerows and dry stone walls. There are various access points from the adjacent common and public highway.

Subsidies & Grants
 It is understood the land is registered with the Rural Land Registry (RLR), however the vendor does not own, nor does the sale include Basic Payment Scheme (BPS) Entitlements. It is understood the land was claimed in 2015 by the outgoing grazier.

It is understood the farmland is entered into an Entry and Higher Level Stewardship Scheme. No details of this are available and it is understood the agreement is held by the grazier. The purchaser will be required to take over and honour the agreement.

Grazing Rights
 The property includes grazing rights on the adjoining common and these total approximately 150 ewes and 30 followers. Exact detail is unknown.

Sporting Rights
 Included in the sale, in so far as they are owned. The current owner exercises the rights together with a syndicate of guns and this will cease post 1 February 2016.

Mineral Rights
 Included in the sale, in so far as they are owned.

Rights of Way, Easements & Wayleaves
 The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Local electricity lines cross the farmland, along with a public footpath and a bridleway.

Barn 1
 Adjacent to High Fellside Hall there is a substantial stone barn with current planning permission to convert into a single dwelling. Further planning information can be found on the South Lakeland District Council website using the application number SL/2009/0903.

Barn 2
 Low Barn is a substantial stone barn to the north west of the main house residing low down the land which currently has planning permission to convert into a single dwelling. Further planning information can be found on the South Lakeland District Council website using the application number CU/2014/0005.

General Information
Tenure
 Vacant possession will be offered to the purchaser upon completion with the exception of the farmland. The current grazier has rights to occupy until 1 June 2016. The current passing rent is £8,000 per annum but this includes additional land. Apportioned across the sale area, this equates to approximately £4,500 per annum.

Method of Sale
 Private Treaty.

Asking Price
 The property is either for sale as a whole or in lots. Please refer to the site map for more details.
 Lot 1; main house with adjacent barn with planning permission to convert to one residential dwelling plus 20.5 acres - **£1,225,000**
 Lot 2; barn number 2 with 19 acres - **£250,000**
 Lot 3; 63 acres of meadow, woodland and rough grazing - **£225,000**
 Lot 4; as a whole - **£1,700,000**

Services
 Mains electricity supplemented by solar panels, private water with private drainage and LPG central heating. Broadband can be provided at the property. There are also solar panels installed.

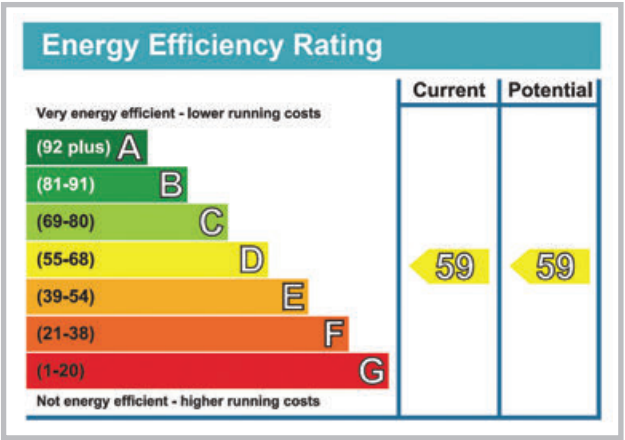
Local Authority
 South Lakeland District Council.

Council Tax
 Band G

Post Code
 LA6 2NF

Viewing
 Strictly by appointment only via the sole selling agents Savills incorporating Smiths Gore, via the Clitheroe or York office.
 Clitheroe 01200 411046
 York 01904 756303

Date of Information
 Particulars prepared – September 2015
 Photographs taken – September 2015



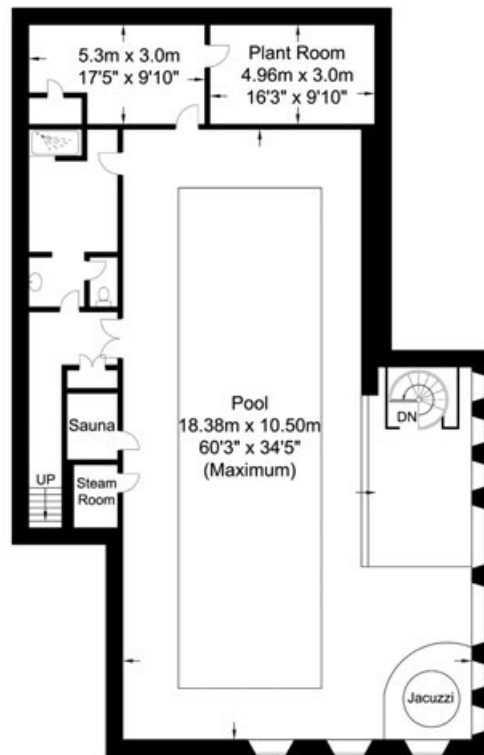
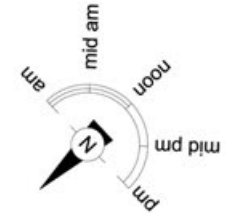


High Fellside

Approximate Gross Internal Area :- 685.85 sq m / 7382.42 sq ft

Garage:- 36.00 sq m / 387.50 sq ft

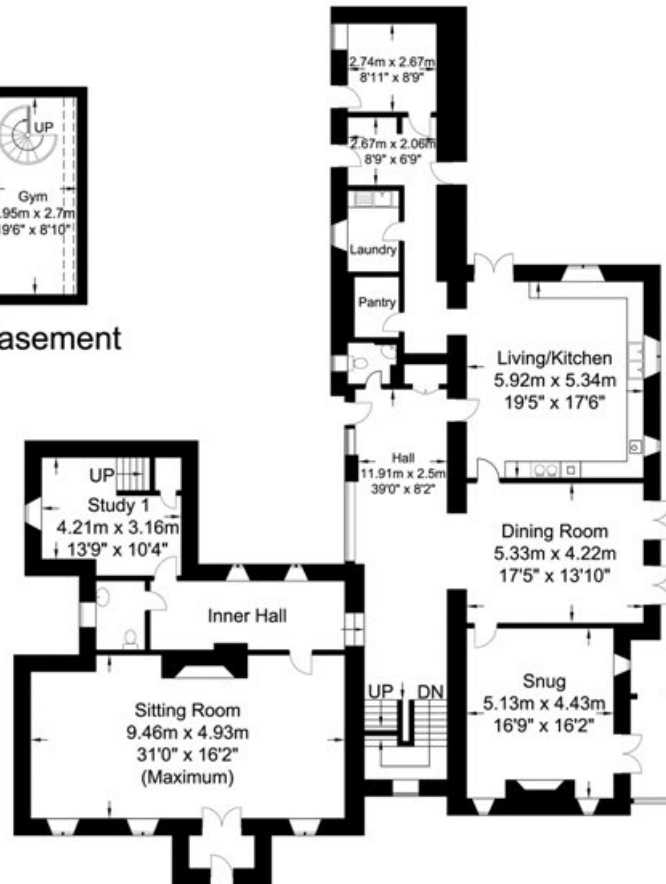
Total :- 721.85 sq m / 7769.92 sq ft



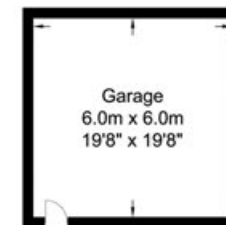
Lower Ground Floor



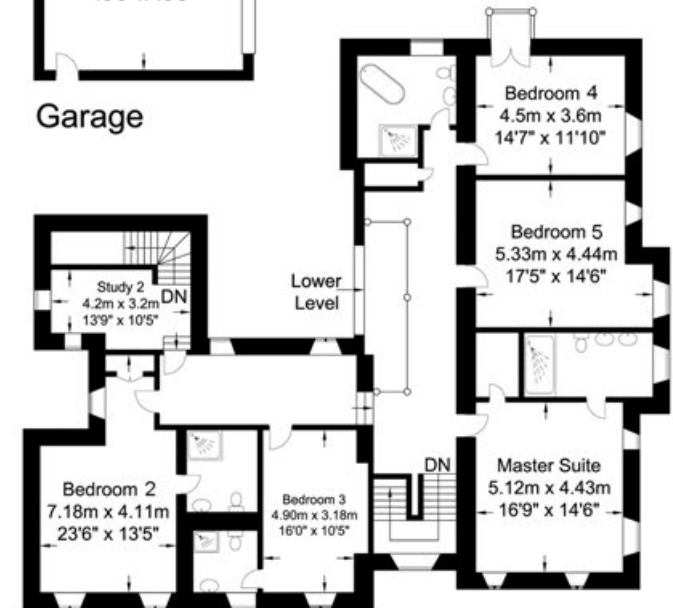
Basement



Ground Floor



Garage

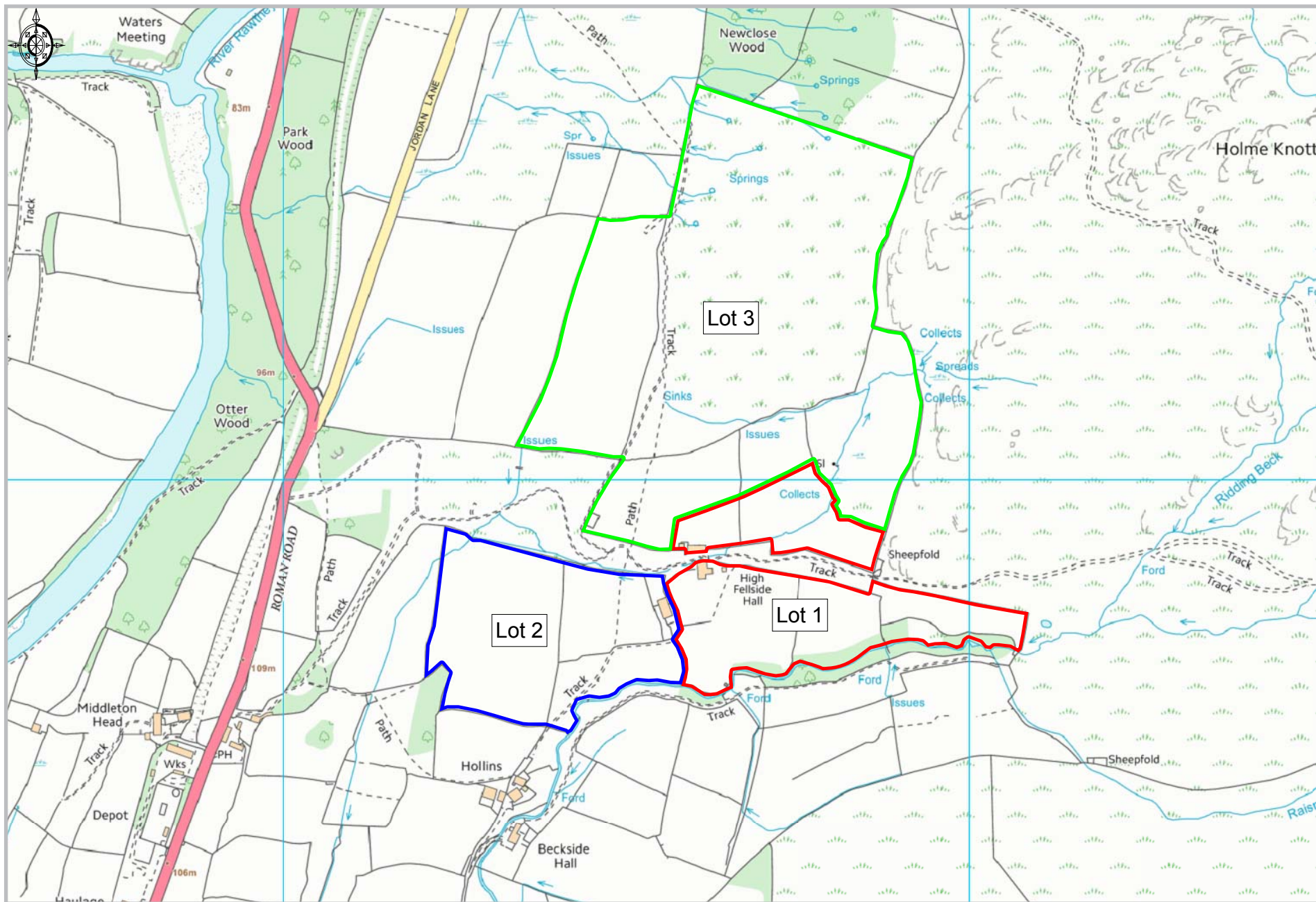


First Floor

For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error

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