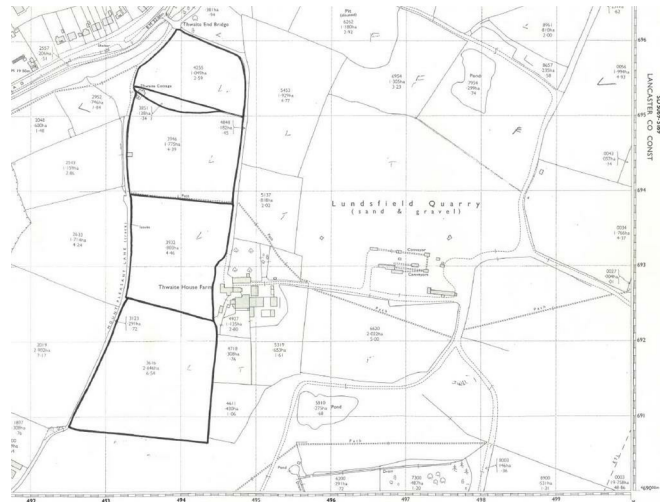


Thwaite House Farm Carnforth, LA5 9EL



£1,000,000



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

OPEN HOME EVENT ***Friday 3rd, Saturday 4th, Tuesday 14th & Thursday 16th October 2025***
Arrival between 10:00am & 12:00noon on all days.

Location

The subject property is situated in a pleasant rural location on the edge of Carnforth between Bolton-le-Sands and Carnforth. Approached over a hump backed bridge over the canal the property is at the end of a long private lane (ownership unknown). Rural views from the property with uninterrupted outlooks across Morecambe Bay and the Lake District providing a striking backdrop.

Description

OPEN HOME EVENT *** Friday 3rd, Saturday 4th, Tuesday 14th & Thursday 16th October 2025***
Arrival between 10:00am & 12:00noon on all days.

For Sale by Informal Tender - A traditional farmhouse set in 1.86 acres, complete with barns, outbuildings, expansive gardens and excellent parking. Surrounded by beautiful views, it presents a rare opportunity in today's market to enjoy rural living with easy access to urban amenities.

Some of the barns may have potential for conversion subject to the necessary planning approval being obtained.

The sale of this property and extensive outbuildings offers space to whomever purchases with the further option to buy some nearby additional land amounting up to some 18 acres in total in 4 separate adjoining fields opposite the farmhouse. The sale of this additional land and or part thereof would be by way of separate

negotiation.

A legal pack has been made available from OSG Solicitors in Lancaster ref: david.park@osg.co.uk (legal pack also available from Fisher Wrathall Commercial).

As a condition of the sale the purchaser will pay the selling agents' fees of 2% plus VAT of the eventual purchase price on completion. The agents bank details will be provided.

*** Some of the adjoining land is part of a development proposal masterplan which has not yet been submitted for formal planning approval but the agents are aware of and deemed it necessary to make any prospective purchaser also aware. ***

Overall a rare opportunity in today's market with its development potential subject to formal planning approval.

For Sale by Informal Tender (unless Sold previously) with Closing Date Friday 31st October 2025 at 12.00noon. All Offers to be submitted in writing to the offices of Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN. It is the prospective Buyer's responsibility to ensure that their Offer is received in time as requested. The Vendor reserves the right not to accept the highest or any tender offer. The accepted buyer will be expected to exchange contracts within 10 working days of the closing date. Completion will be within 4 weeks of exchange of contracts.

Accommodation

Ground Floor

Entrance Hall

Spacious hallway with turned spindled staircase leading off.

Living Room

6.958 x 4.111 (22'9" x 13'5")
Fireplace.

Sitting Room

4.048 x 3.839 (13'3" x 12'7")
Plus bay window.

Kitchen

4.537 x 2.885 (14'10" x 9'5")
Stainless steel sink unit, range of fitted wall and floor units, Rayburn Royal stove.

Conservatory

6.936 x 2.717 (22'9" x 8'10")

Utility Room

4.118 x 3.145 (13'6" x 10'3")
Overall measurement.

Scullery

5.991 x 3.982 (19'7" x 13'0")
With second staircase off leading to first floor.

Pantry

3.387 x 2.046 (11'1" x 6'8")
Cold slabs.

First Floor

Landing

Spacious landing.

Bedroom

6.448 x 4.251 (21'1" x 13'11")
Overall measurement.

Gun Room

Bathroom/w.c.

3.058 x 2.987 (10'0" x 9'9")
4 piece suite.

Bedroom

4.096 x 3.780 (13'5" x 12'4")
Plus bay window with fabulous views.

Bedroom

4.103 x 3.642 (13'5" x 11'11")
Plus bay window with fabulous views, range of fitted bedroom furniture.



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Bedroom

3.076 x 2.952 (10'1" x 9'8")

Collection of Outbuildings and Barns

Providing extensive parking and storage facilities.

Garaging

4.511 x 2.543 and 4.470 x 2.573
(14'9" x 8'4" and 14'7" x 8'5")
Open ended storage.

Former Milking Parlour

9.001 x 5.379 (29'6" x 17'7")

Former Collecting Yard

9.294 x 5.394 and 5.298 x 4.130
(30'5" x 17'8" and 17'4" x 13'6")

Workshop

4.541 x 4.332 (14'10" x 14'2")

Large Barn

13.444 x 6.934 (44'1" x 22'8")
Potential to convert subject to planning approval.

Various Stores

Garaging

13.381 x 8.725 (43'10" x 28'7")
With triple roller doors.

Garaging

5.157 x 4.364 (16'11" x 14'3")

Garaging

4.946 x 4.612 (16'2" x 15'1")
Roller door.

Store

5.020 x 4.290 (16'5" x 14'0")

Former Stalls

Garaging

5.786 x 5.033 (18'11" x 16'6")
Overall measurement.

Barn

9.332 x 5.687 (30'7" x 18'7")
Potential to convert subject to planning approval.

Former Shippon

18.348 x 11.665 (60'2" x 38'3")
Great storage.

Former Bull Pen and Store

Garaging

8.874 x 5.449 and 8.885 x 5.441
(29'1" x 17'10" and 29'1" x 17'10")
Open ended storage.

Open Store

Large Yard Area

Agricultural Land

The purchaser of the house will have the option to purchase extra agricultural land which adjoins the property, particularly the large field in front of the house which provides great views towards Morecambe Bay.

The land will be available to purchase by way of separate negotiation at a price to be agreed by the vendor.

Services

Services overall require assessing and understanding for their suitability. They have not been checked. The location of the septic tank is unknown.

EPC

E-47

Use Class

Residential.

VAT

The property is not subject to VAT.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.
Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk

