



Mearbeck Farm Tatham
Lancaster
Lancashire
LA2 8PR



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MEARBECK
FARM



Nestled in the North Yorkshire countryside, this semi-detached farmhouse offers a fantastic opportunity to acquire a spacious family home, with unrivalled views across the Yorkshire three peaks. Ingleborough, Whernside and Pen-y-ghent provide an incredible back drop to this historic home, once owned by the 9th Earl of Derby.

Set within 0.44 acres OTA of beautiful gardens, with a selection of outbuildings including a Workshop/Office/Stable, a beautifully placed Summerhouse and a handy large storage shed, this home is a true hidden gem. Mearbeck Farm dates back as far as the 17th century, and has been lovingly maintained to provide buyers with the opportunity to create their forever home. This characterful home has three spacious reception rooms, four generous bedrooms and two bathrooms. Sit back and watch the incredible sunsets from the comfort of your armchair, whilst sat in front of the roaring multi-fuel stove.

Inside The Home

Stepping through a recently installed composite glazed door, you are instantly welcomed into a spacious Entrance. With a vaulted ceiling, exposed stonework and parquet flooring, this continues into a large yet cosy Living Room. With an abundance of original features, this light filled room centres around a multi-fuel stove, with an incredible outlook towards the Yorkshire three Peaks. This proceeds into a spacious Inner Hall where a handy rear Porch can be found, perfect for storing logs for the many fires, with ample space for muddy boots and coats, whilst providing access to the rear lawns. This proceeds into a generous Dining Room with a feature open fireplace, providing the perfect backdrop for family get togethers and dinner parties. The heart of this home is the Dining Kitchen which completes the ground floor. Fitted with a range of wall and base units providing ample storages, and plentiful workspaces, this room centres around a multi-fuel stove, with a dual outlet system, meaning this stove provides heat for the property, but also the hot water system, providing an economic heating method. With integral appliances, and a spacious dining area, this room once again showcases views across the front and rear lawns, with the fells in the distance.

To the first floor, four generous bedrooms can be found with the master bedroom having built-in wardrobes, and a Study/Occasional Fifth Bedroom providing a versatile room. The family bathroom is also located on this floor and it's fitted with a three-piece suite providing a bath, as well as separate shower room, perfect for larger families. With an abundance of storage areas, and incredible views from all windows of the property, what's not to love?

Let's Take A Closer Look At The Area

Mearbeck Farm is discreetly placed away from the main road. Approached via a shared access road, this leads to a private gated driveway, nestled amongst a woodland setting, which provides excellent privacy. The village of Tatham stretches nearly 10 miles from Lower Tatham, on the River Wenning, to the breathtaking uplands of Tatham Fells, forming part of the Forest of Bowland, Area of Outstanding Natural Beauty. Surrounded by a plethora of countryside walks, hikes and trails, you are never short of somewhere new to explore.

This beautiful home enjoys a range of local amenities including highly regarded primary and secondary schools. Serviced by local villages including Bentham, which has a railway station on the Leeds-Morecambe line, and Wray, which annually holds a Scarecrow Festival as well as other fantastic activities throughout the year. The market town of Kirkby Lonsdale is a short drive away where charming independent shops, cosy cafe and larger shops including Booths supermarket, doctors, dentists and a pharmacy can be found, as well as the iconic Devils Bridge.





Let's Step Outside

To the front of the property, a gravel stone chipped driveway can be found, providing ample off road parking. With a beautifully presented laid to lawn garden with well stocked borders including a variety of plants such as Ferns, Peonies and fruit trees to name a few. This extends to the side of the property where an attached double garage can be found, with a handy WC and wash hand basin, as well as a magnificent Workshop/Office, which was

originally built as a stable and store area. A Greenhouse can also be found, perfect for those with green fingered interests as well as two generous wooden constructed buildings providing a beautiful placed Summer House, where incredible views towards Ingleborough, Whernside and Pen-y-ghent can be enjoyed, with the second providing a fantastic storage area for gardening items such as a ride on mower. Enjoy the tranquil and serenity this stunning home has to offer with an abundance of wildlife on your doorstep.

There is something for everything at this generous, characterful home.

Services

The property is fitted with an oil fired central heating system which is accompanied by a wrap around boiler located on the multi-fuel stove in the Kitchen. The property benefits from mains electric, mains water and drainage via a shared septic tank, located in the rear garden. B4RN superfast fibre broadband has been installed to the inside of the property, ready for connection.

Tenure

The property is Freehold. Title number: NYK112838.

Council Tax

This home is Band F under Craven District Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

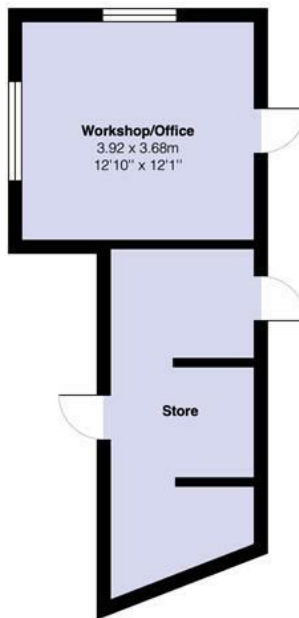
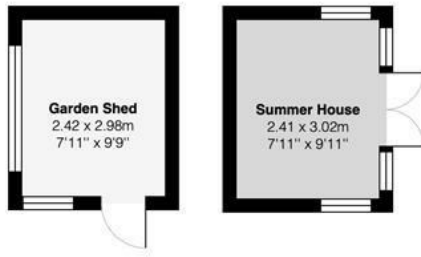
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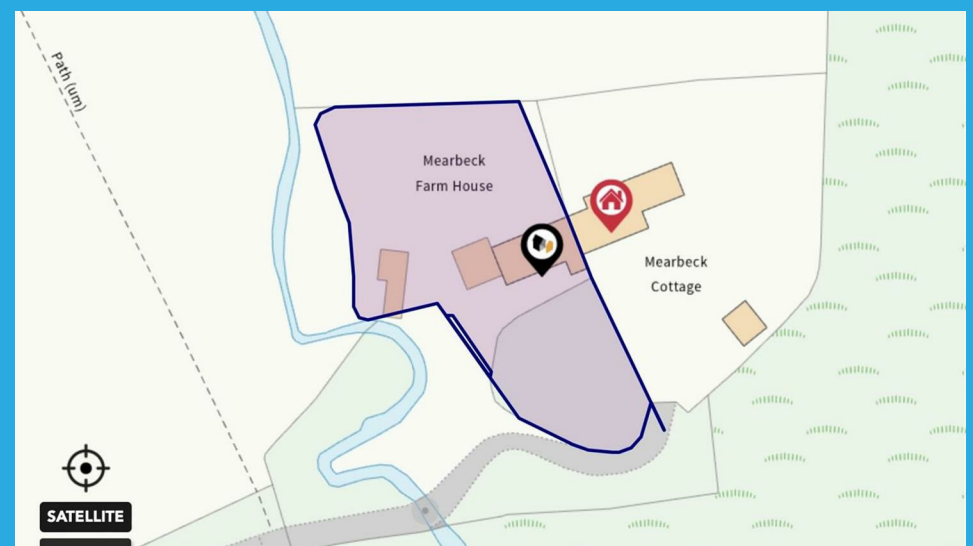
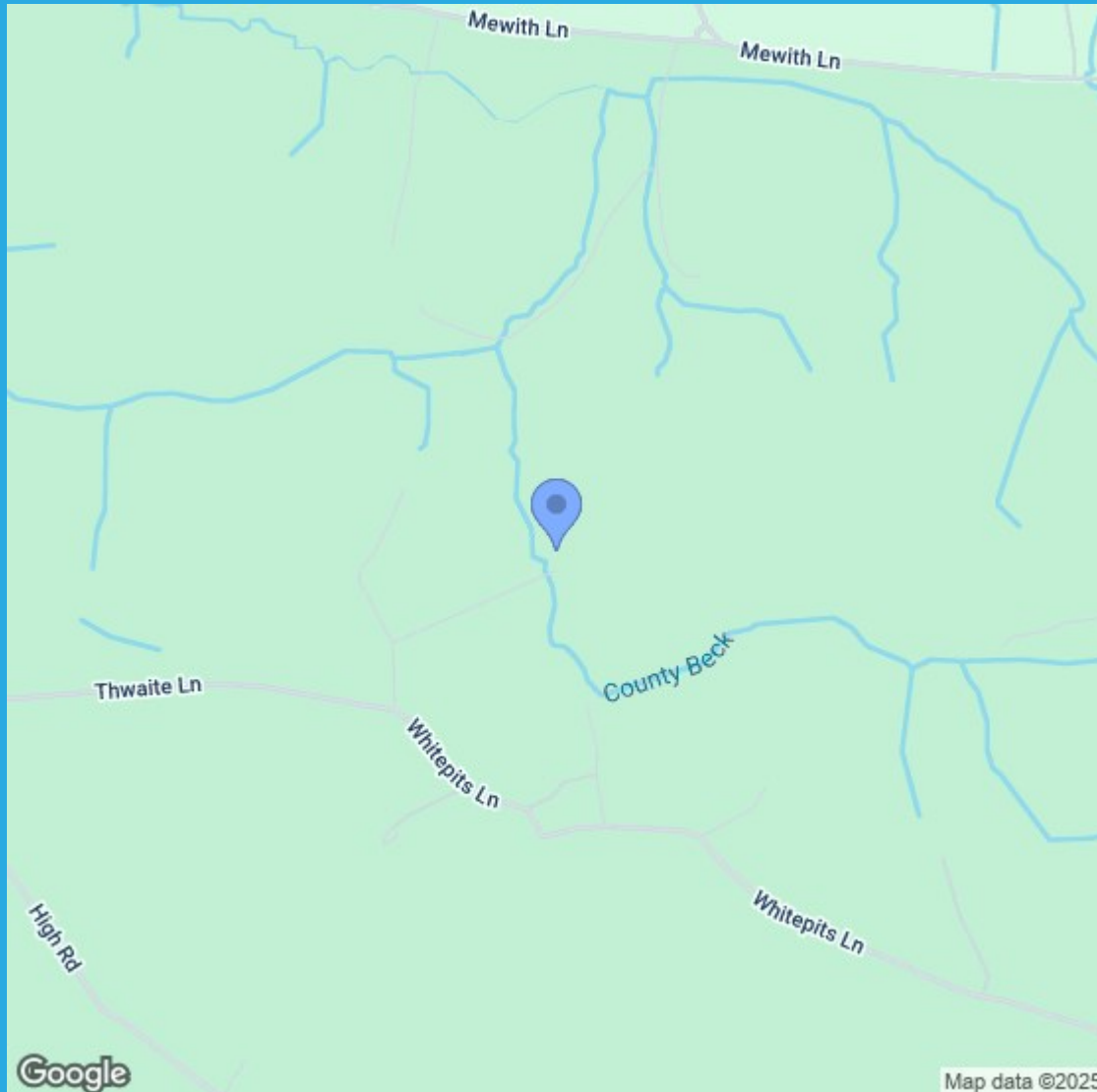






Directions

Proceed towards Wray Village from Hornby. When you reach Wray, take the first right turn and proceed along Main Street, which merges into Millhouse's Road. Following the road up the hill, turn right at the next junction proceeding onto Fairheath Road. Continue until you come to a three-point junction, then take the first left down Thwaite Lane, which merges into Whitpit Lane. A short way along on the left hand side, turn left where you see the name plate for Mearbeck Farm. Proceed a short way along the track, taking the first right hand turning. The property is situated toward the end of the track on the left hand side.



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