



## Bellman Beck Farm, Ayside

In Excess of £700,000 Freehold



Your Local Estate Agents **Thomson Hayton Winkley**



## Bellman Beck Farm

Ayside, Grange-Over-Sands

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.

Bellman Beck Farm is offered for sale with no upper chain and would be an ideal purchase for those looking for a development opportunity.

Council Tax band: F

Tenure: Freehold

## 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)





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## 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.





Bellman Beck Farm, Ayside, Grange-Over-Sands

Total Area: 205.2 m<sup>2</sup> ... 2209 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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**Ground Floor**

**First Floor**



## THW Estate Agents

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