



**ADAMSONS  
BARTON  
KENDAL**

## Whitefield Farmhouse

Caldershaw Lane OL12 6BU

Offers invited in the region of £395,000



**ADAMSONS BARTON KENDAL** are excited to bring to the market this three bedroom stone built Farmhouse located on the edge of Norden. Although in need of modernisation and upgrade, the property has substantial living accommodation currently across two floors, and whilst the attic does not currently comply with building regulations, it has been partially converted to create a further two double bedrooms with an en-suite bathroom. There is a stone built garage / barn, half of which is to be included within the curtilage of the property.

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## **Ground Floor**

ENTRANCE HALL

INNER HALL - staircase to first floor

CLOAKROOM

LOUNGE - 4.96 x 3.373 metres

DINING ROOM - 4.96 x 4.52 metres

KITCHEN - 2.84 x 2.97 metres

UTILITY ROOM - 2.84 x 2.75 metres

## **First Floor**

The floor has some split level areas which are in the very early stages of renovation with room to create an en-suite if desired, with plumbing in situ.

LANDING

BEDROOM ONE - 5.23 x 4.04 metres

BEDROOM TWO - 3.90 x 4.52 metres

BEDROOM THREE - 3.40 x 2.97 metres

BATHROOM - 3.11 x 1.92 metres

## **Second Floor**

The attic area, due to its partially converted status does not yet comply with building regulations but boasts the potential to add two impressive double bedrooms with the necessary space and plumbing to add an en-suite or shared bathroom. Potential buyers must note that due to the unfinished and split level nature of the attic space, the provided floor plans may not be entirely correct but used as a guide.

ATTIC ROOM ONE - 5.01 x 4.86 metres

ATTIC ROOM TWO - 5.01 x 4.04 metres

## **Externally**

The property has well maintained wraparound gardens with woodland to the rear.

A stone built barn equating to 66 square metres provides the opportunity for additional storage or for use as a workshop or similar (due to the development potential of the adjoining land, only half of the barn is included within the boundary of the farmhouse).







Council Tax Band D / Tenure - Freehold / EPC - D

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL



Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanItUp.

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