



Thwaite End Farm, Bolton Le Sands
£830,000





Thwaite End Farm

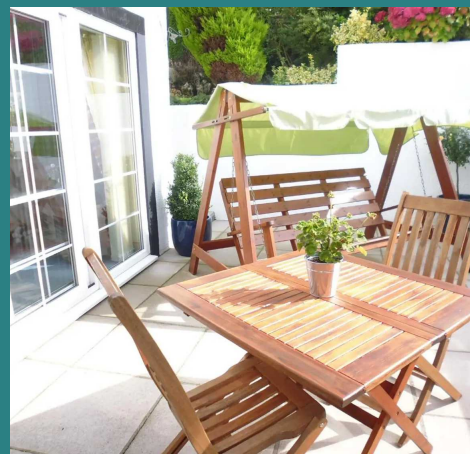
Bolton Le Sands, Carnforth

An impressive Grade II listed 5-bedroom period farmhouse dating to 1687 and having approximately 2 acres of paddock and 5 acres of pasture land, incorporating a stable block and equestrian schooling ménage. Included in the paddock is a mobile home plot, licensed for 365-day occupancy.

This characterful property, with exposed beams, has been lovingly cared for and updated by the current owners and is beautifully presented throughout. The generous accommodation includes 3 reception rooms, a good-sized fitted kitchen, a utility room, 5 bedrooms (4 with en-suite facilities), and a generous two-roomed attic space. The property benefits from majority double glazing and gas central heating. There is a double garage, extensive parking, a sheltered patio, and very attractive gardens.

Elsewhere and included in the sale is a two-bedroom detached cottage adjacent to the main that has previously been used as a long-term residential let.

Situated close to Morecambe Bay and the Lake District, the area is a popular domestic holiday destination, enhanced in the future with an upcoming Eden Project in the holiday resort of Morecambe. The farmhouse has previously been used successfully as a traditional B&B, with potential for Airbnb in the included self-contained cottage and/or mobile home plot.



This is an excellent opportunity for those seeking a character home with the flexibility and scope to develop and utilize the various facets of the plot as required.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

ENTRANCE PORCH

giving access to the ground floor rooms as follows:

RECEPTION ROOM ONE

17' 3" x 13' 9" (5.26m x 4.19m)

Inglenook style fireplace with oak beam mantle, log burning stove. Oak beams, two windows.

RECEPTION ROOM TWO

17' 3" x 14' 11" (5.26m x 4.55m)

Inset stone fireplace, window to the front aspect. Oak beams.

DINING ROOM

14' 8" x 14' 5" (4.47m x 4.39m)

A lovely light and bright room having two windows to the side aspect and a wall of windows and patio sliding doors to the rear aspect leading out onto the sheltered patio.

INNER HALLWAY

UTILITY ROOM

6' 1" x 7' 8" (1.85m x 2.34m)

PORCH

Leading out to the rear.





KITCHEN

14' 8" x 12' 9" (4.47m x 3.89m)

Modern farmhouse kitchen comprising of a range of wall, base, drawer and display units with granite worktop and under-hung Belfast style sink Matching Welsh Dresser. Central island incorporating space for under unit fridge and freezer. Rangemaster Cooker (available to purchase separately). Chimney style cooker hood extractor. Ceramic tiled floor. Bay window to the rear aspect and further window to the side.

FIRST FLOOR

The impressive size Landing with oak beams and areas for seating, gives access to the bedrooms, bathroom and attic. There are three Beautiful Bedrooms to this floor all with en-suite Shower Rooms.

BEDROOM ONE

13' 7" x 11' 3" (4.14m x 3.43m)

BEDROOM TWO

14' 4" x 14' 5" (4.37m x 4.39m)

BEDROOM THREE

12' 9" x 8' 5" (3.89m x 2.57m)

FURTHER BEDROOM/OFFICE

9' 7" x 9' 4" (2.92m x 2.84m)

MODERN FAMILY BATHROOM

9' 1" x 7' 10" (2.77m x 2.39m)

Of a generous size. Incorporating a roll top bath with claw feet, w.c. with high cistern flush and pedestal wash basin. The bathroom leads to a further BEDROOM 10' 10" x 9' 4" (3.3m x 2.84m)

SECOND FLOOR - ATTIC

Stairs lead up to the attic space. Currently used for storage, with the potential for two extra bedrooms, both rooms having two small windows to each side of the property. There is also the benefit of a w.c. and wash basin, along with and storage cupboard on this floor.

GARDEN

From the road the sweeping driveway leads down to the property and the extensive parking, there is an attractive terraced garden to the side with lawn, mature shrubs and flower borders.

STABLE BLOCK

DETACHED COTTAGE - comprises lounge, kitchen, inner hall, two bedrooms and shower room.

APPROXIMATELY SEVEN ACRES OF GRAZING AND PASTURE

GARAGE

TWO SINGLE GARAGES

ADDITIONAL INFORMATION

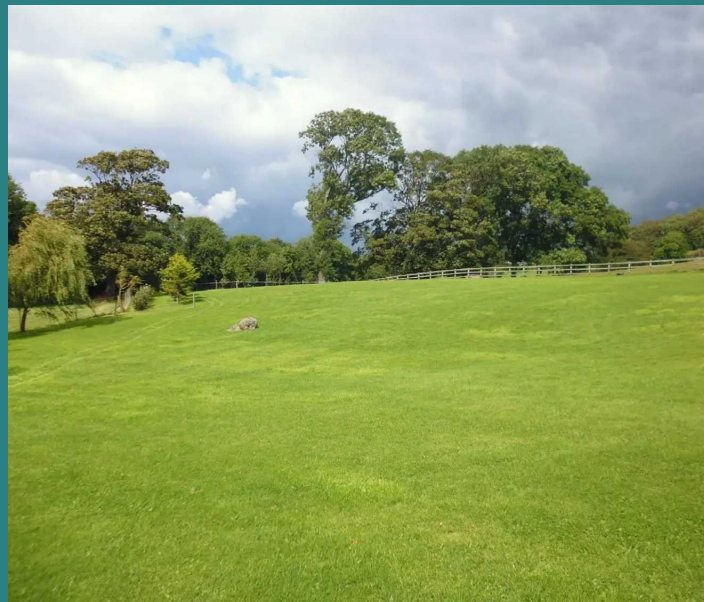
SERVICES; Electricity, gas, mains water with water meter, septic tank drainage, broadband (ADSL copper wire)

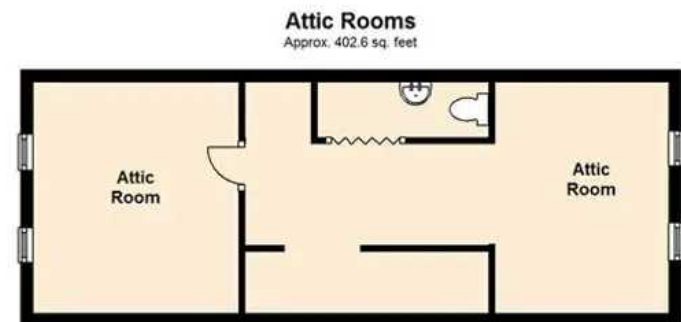
Council tax band; Farmhouse - Band F Cottage - Band A

Tenure Freehold

Please note: These pictures were taken prior to listing, the contents pictures may be different to what is present on the day on viewing, however fixtures and fittings remain the same.

DIRECTIONS; Travel south along the A6 through Carnforth towards Bolton le Sands and the property is located on the right hand side.





Total area: approx. 2712.6 sq. feet
Floor Plans - for illustrative purposes only, not to scale
Plan produced using PlanUp.



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